



Denford Road, Ringstead

 **NEWTON FALLOWELL**

 3  2  2

Key Features

- Stunning Three Bedroom Character Property
- Highly Sought After Village Location
- Main Bedroom with En-suite Bathroom
- Ample Off Road Parking with an Electric Car Charger
- Teird, Landscaped Garden
- Incredible Home Office/Gym
- Council Tax Band - D
- EPC Rating - TBC
- Freehold

£450,000





Newton Fallowell are delighted to present this beautifully updated three-bedroom character cottage, tastefully modernised throughout while retaining its original charm. The property boasts ample off-road parking, stunning landscaped gardens, and a versatile home office outbuilding, all set within a highly sought-after village location.

Upon entering the property, you are greeted by a spacious entrance hall providing access to the ground floor reception rooms and a convenient WC. To the left, the cosy living room features a charming fireplace and front-aspect windows that fill the space with natural light. Toward the rear of the property, you'll find a separate dining area leading into a stylish, well-appointed kitchen with ample storage and access to the lower-level cellar. Over the years, this versatile cellar has served as a bar, utility room, and additional reception space.

The first floor hosts three generous bedrooms, including a superb principal bedroom complete with its own en-suite bathroom. A contemporary three-piece family bathroom completes the accommodation on this level.

Externally, the property benefits from ample off-road parking to the front. Steps lead up to a low-maintenance, tiered garden that has been fully renovated, featuring a newly laid patio—perfect for outdoor entertaining. The current owner has also added a fantastic garden outbuilding, currently used as a home office, which could easily be transformed into a gym, studio, or playroom.





Entrance Hall 1.52m x 2.64m (5'0" x 8'8")

Lounge 3.8m x 4.52m (12'6" x 14'10")

Dining Room 3.78m x 3.62m (12'5" x 11'11")

Kitchen 3.68m x 3.24m (12'1" x 10'7")

Cellar 3.26m x 3.25m (10'8" x 10'8")



Bedroom One 4.66m x 3.77m (15'4" x 12'5")

En-Suite Bathroom 1.4m x 2.45m (4'7" x 8'0")

Bedroom Two 3.14m x 3.77m (10'4" x 12'5")

Bedroom Three 2.68m x 2.69m (8'10" x 8'10")



Family Bathroom 1.72m x 2.36m (5'7" x 7'8")

Home Office / Outbuilding 2.62m x 5.52m (8'7" x 18'1")

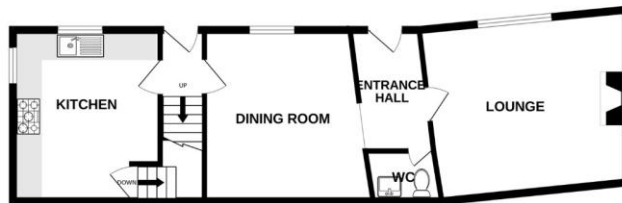




BASEMENT LEVEL
139 sq. ft. (12.9 sq.m.) approx.



GROUND FLOOR
571 sq. ft. (53.0 sq.m.) approx.



1ST FLOOR
571 sq. ft. (53.1 sq.m.) approx.



OUTSIDE
161 sq. ft. (14.9 sq.m.) approx.



COUNCIL TAX INFORMATION:

Local Authority: North Northamptonshire Council
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.