



35 High Street
Ringstead, Northants NN14 4DA

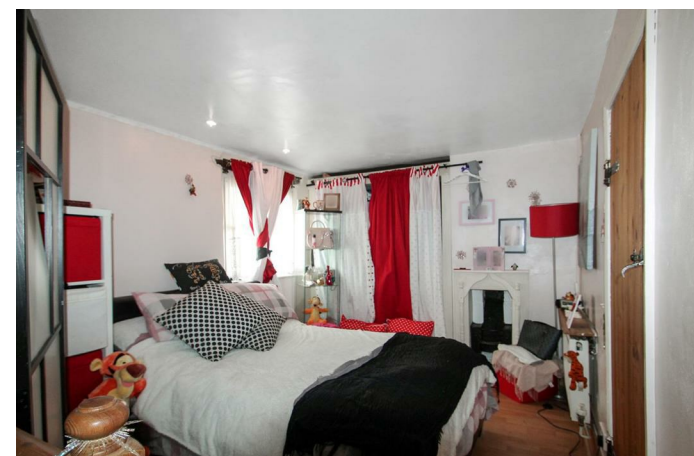
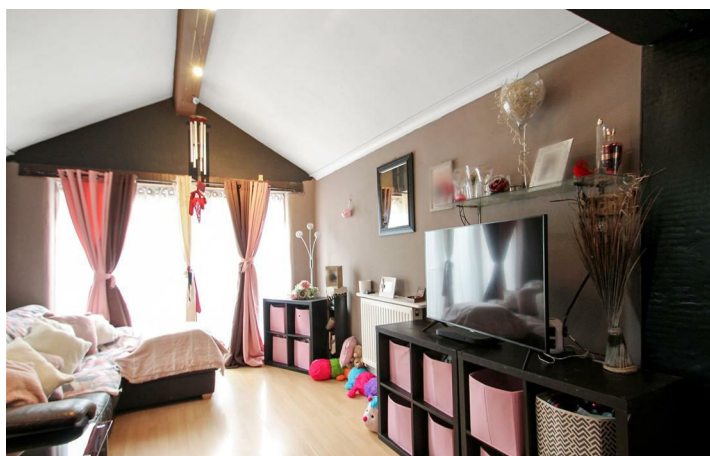
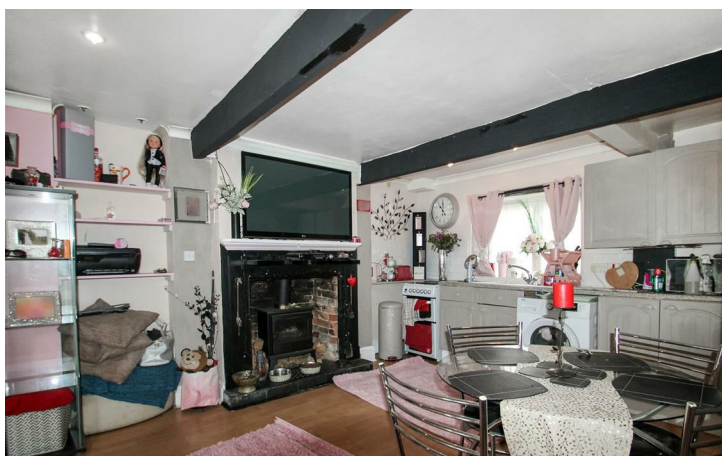


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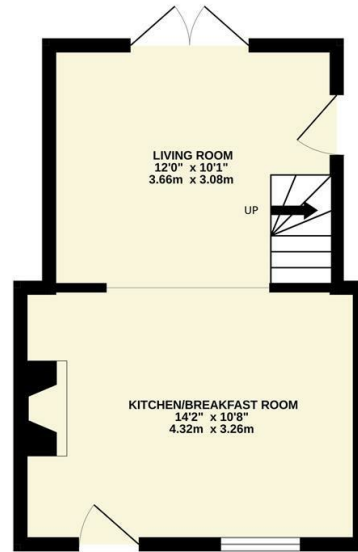
Rarely available stone cottage. Situated in the heart of the sought after village of Ringstead with amenities on your door step and countryside walks surrounding the village. Offered to the market with no chain and boasting character features throughout to include beams to ceiling and fireplaces. Further benefits include enclosed rear garden which is mainly laid to lawn with patio, shrub borders, enclosed with timber fencing and brick walling. Enter the property into the open plan kitchen/living space, door to wc and stairs rising to the first floor. The kitchen is fitted with a range of wall and base units with space for cooker and plumbing for washing machine. Feature fireplace with with log burner and French doors leading out the rear garden, further stable door to rear. To the first floor is a double bedroom with cast iron fireplace and door to bathroom fitted with a three piece suite having shower over the bath, vanity wash basin and low level wc. Gated side access to the rear garden and right of way through the garden for the neighbour. Viewing is highly recommended to appreciate the location of this lovely character home.



Offers In Excess Of £165,000



GROUND FLOOR
266 sq.ft. (24.7 sq.m.) approx.



1ST FLOOR
199 sq.ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA: 465 sq.ft. (43.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
Made with Mellox 02024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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