



## 5 Pound Close

Ringstead, Northamptonshire NN14 4BZ



**Simpson & Partners**



Tucked away with lovely gardens and off road parking. This well presented and updated semi detached home is situated in the heart of the sought after village of Ringstead with countryside walks on your door step and a short walk to all amenities in the village. The current vendors have remodelled the property to provide a lovely open plan living space with modern kitchen and downstairs wc. Further benefits include gas central heating and double glazing. Enter the property into the hallway with door to: downstairs cloakroom fitted with a two piece suite, stairs rising to the first floor and door to open plan lounge/dining room having dual aspect and opening to modern kitchen with two large storage cupboards, one of which has plumbing for washing machine. The kitchen comprises ample storage, built in appliances, patio doors to the rear garden, and useful storage cupboard and tiled flooring. To the first floor are three good sized bedrooms with the master having windows to front and side, modern bathroom comprising of bath with shower over, wc and vanity sink unit, fully tiled walls and flooring. Externally to the front is a lovely garden with views over the green, enclosed with natural hedging and fence, gate and pathway to front door, the garden is planted with mature shrubs and flowers. The rear garden is a particular feature of the property offering a sunny aspect, mainly laid to lawn with patio area, mature planting and trees. Off road parking to the rear with timber sheds and access to the garden. Viewing is highly recommended to appreciate the location and interior of this lovely home.

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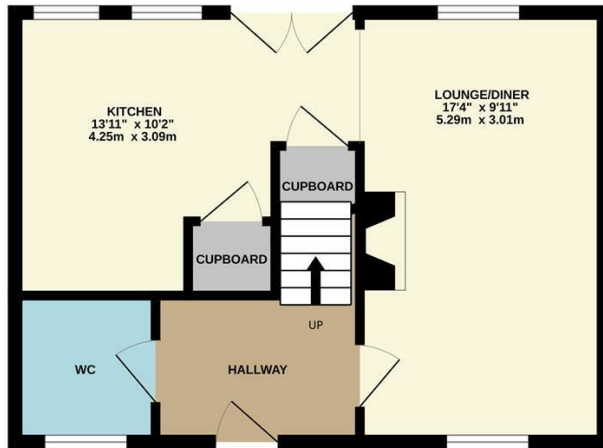
Price £270,000



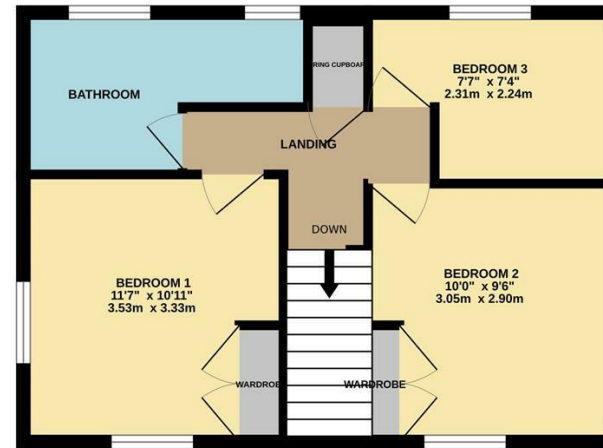
Ringstead is a lovely village close to the market towns of Thrapston and Raunds. The village boasts many amenities to include shop, post office, pub, and take-a-ways and primary and pre-schools, there are countryside walks around the lakes and across to neighbouring villages. The market town of Thrapston - just a five minute drive away has many independent shops, schooling and leisure facilities. The major road network links of the A45 and A14 are close by leading to the M1/M6. The train station is located in Kettering approximately 20 minutes drive away. The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths.



GROUND FLOOR  
406 sq.ft. (37.7 sq.m.) approx.

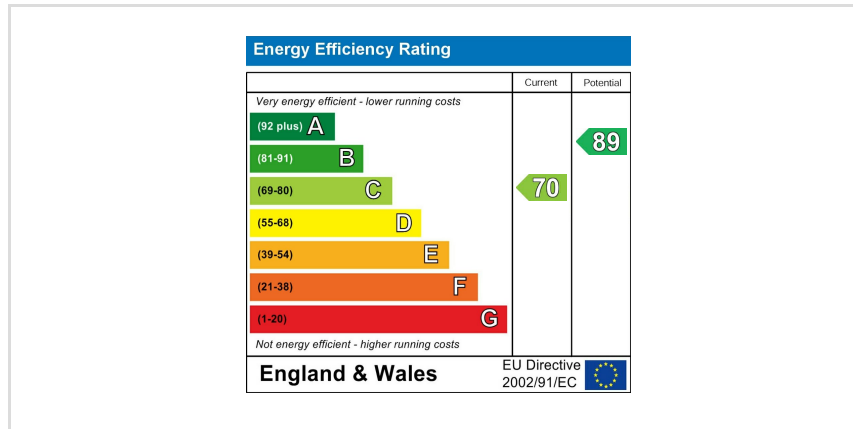


1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

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