



35 Denford Road  
Ringstead, Northants NN14 4DF



Simpson & Partners



Interior to impress! This well presented and extended Edwardian home boasts spacious accommodation to include two reception rooms, extended kitchen and three bedrooms. Further benefits include gas central heating, ample storage throughout the property and enclosed private rear garden. Situated in the heart of the village within walking distance to all amenities in the village and countryside walks on your doorstep. The property sits on an elevated plot with steps leading up to the front entrance porch, enter the property in the hallway with stairs rising to the first floor and doors to: dining room with feature fireplace and opening through to living room with bay window to the front and feature fireplace. The extended kitchen is flooded with light from velux windows and patio doors leading out to the rear garden, fitted with ample storage units and space for range cooker with extractor fitted over, inset Belfast sink, space and plumbing for washing machine, integrated appliances to include: dishwasher and fridge/freezer. The luxury bathroom is fully tiled and fitted with a jacuzzi style bath with shower over, wc and wash hand basin. To the first floor are three good sized bedrooms with the master affording built in wardrobes and access to boarded loft with velux windows. Elevated front garden enclosed with brick wall and iron railings and side access to rear garden. The rear garden is split level and offers a private aspect with patio area and steps leading up to a recently laid decking area ideal for alfresco dining, lawn area with shrub borders, all enclosed with timber fencing, further accessed via shared access down the alleyway. The current owners park on the pavement to the front. Viewing is highly recommended to appreciate the location and interior of this lovely period home.

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Price £250,000



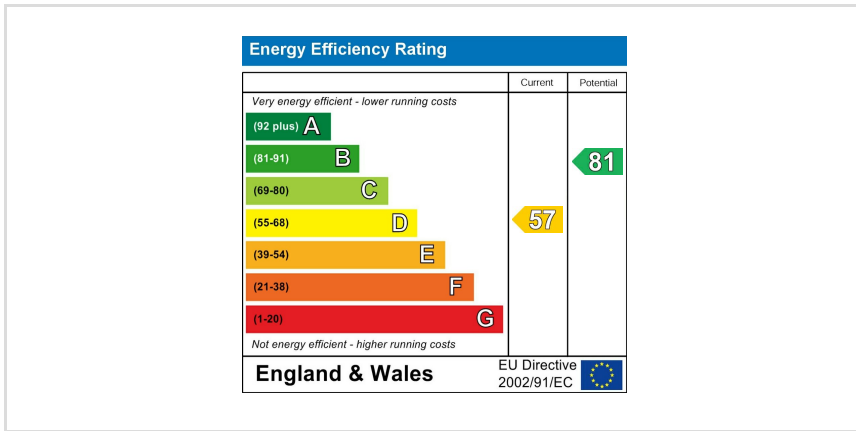
Ringstead is a lovely village close to the market towns of Thrapston and Raunds. The village boasts many amenities to include shop, post office, pub, and take-a-ways and primary and pre-schools, there are countryside walks around the lakes and across to neighbouring villages. The market town of Thrapston - 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.





TOTAL FLOOR AREA: 1006 sq ft. (93.4 sq.m.) approx.

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