



1 Greenbank Terrace  
Ringstead, Northants NN14 4DD



**Simpson & Partners**



OFFERED TO THE MARKET WITH NO CHAIN. This spacious semi detached home offers a larger than average plot, situated in the heart of the sought after village of Ringstead with countryside walks on your doorstep and a short walk into the village where you will find many amenities. Offering flexible and living accommodation throughout boasting two reception rooms, open plan kitchen/dining room and three bedrooms. Further benefits include downstairs wc with utility room, brick store and large rear garden. Enter the property into the hallway with stairs rising to the first floor, door to living room set to the front with feature fireplace and door to dining room set to the rear with patio doors leading out to the rear garden and opening through to the kitchen. The kitchen is fitted with ample storage units built in oven, hob and extractor fan . Door leads through to rear lobby giving access to downstairs wc and utility area having space and plumbing for white goods and access to the rear garden. To the first floor are three good sized bedrooms with family bathroom having shower over the bath. Externally to the front is a lawn enclosed garden with gravel driveway and gated access to the rear garden. The rear garden is mainly laid to lawn with pathway to the rear, shrub borders and enclosed with timber fencing. Viewing is highly recommended.

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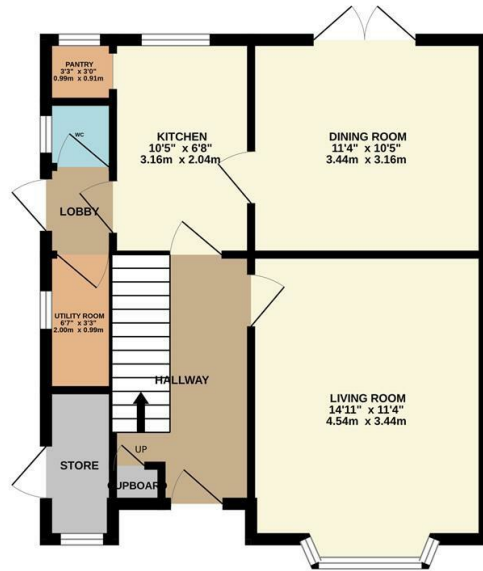
Price £245,000



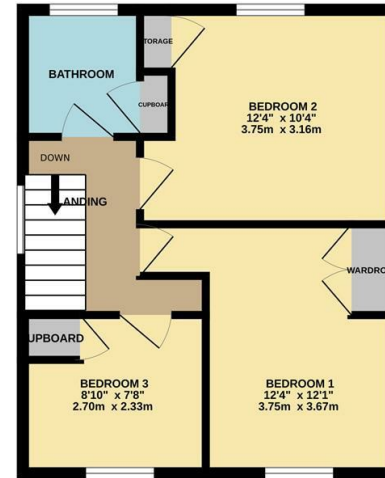
Ringstead is a lovely village close to the market towns of Thrapston and Raunds. The village boasts many amenities to include shop, post office, pub, and take-a-ways and primary and pre-schools, there are countryside walks around the lakes and across to neighbouring villages. The market town of Thrapston - 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  
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq. ft. (84.6 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.  
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### Energy Efficiency Rating

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



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