



17 Denford Road  
Ringstead, Northants NN14 4DF



**Simpson & Partners**





Fantastic plot with good sized gardens and off road parking. This well presented detached bungalow has been converted into the loft to provide further bedroom and en-suite facilities whilst still providing bedrooms and bathroom to the ground floor. Situated in the sought after village of Ringstead with lovely countryside and river walks on your door step and a short walk to the local shops and amenities. Further benefits include good sized utility space just off the modern kitchen/breakfast room and light and airy living room with bay window to the front flooding the room with natural light. There are two further bedrooms served by a shower room to the ground floor. Enter the property into the spacious hallway with doors to: living room having feature fireplace and bay window, bedroom to the front boasting bay window, dining hall set to the rear with stairs giving access to the first floor and door to further bedroom. Fully tiled shower room fitted with wall hung wash hand basin, low level wc and shower cubicle. The kitchen/breakfast room has been recently refitted to provide ample storage, with island unit/breakfast bar, eye level oven, and space for dishwasher and fridge/freezer, door leads through to useful refitted utility area with further storage and space for washing machine and tumble dryer, doors lead to the front and rear. To the first floor is a large master bedroom with built in storage, sky lights and fire exit along with en-suite bathroom fitted with a corner bath having shower over, wash hand basin and low level wc. Externally to the front is lawn garden with shrub borders and pathway with steps leading to the bungalow. To the rear is a decked area suitable to al fresco dining along with summer house and steps lead down to a lawn area with mature trees and planting, vegetable plot and timber shed. Off road parking access through wrought iron gates. Viewing is highly recommended to appreciate the plot and size of this home.

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Price £415,000







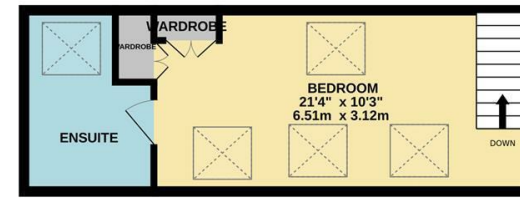
Ringstead is a lovely village close to the market towns of Thrapston and Raunds. The village boasts many amenities to include shop, post office, pub, and take-a-ways and primary and pre-schools, there are countryside walks around the lakes and across to neighbouring villages. The market town of Thrapston - 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  
925 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.2 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  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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01832 731222

[thrapston@simpsonandpartners.co.uk](mailto:thrapston@simpsonandpartners.co.uk)

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ