



16 Carlow Street  
Ringstead, Northants NN14 4DN



**Simpson & Partners**



Extended and much improved period home in village location. This lovely well presented cottage dates back to the 1780's and has been extended by the current owners in 2011, and refurbished to include new flooring and redecoration throughout. Further benefits include planning permission to provide ground floor extension to the rear and workshop to the front. (further details available upon request). Boasting character features to include beams, exposed brick work and feature fireplaces. Situated in the heart of the village with lovely countryside walks on your doorstep and local amenities to include shop, primary school, pub and take-away. Enter the property into the hallway with doors to: study/playroom, downstairs wc and dining room set to the rear with exposed brick feature fireplace housing log burning stove and French doors to rear garden and opening to: modern kitchen fitted with a range of wall and base units, built in oven, hob and extractor fan, space and plumbing for white goods and stable door to garden. Rear lobby leads from the dining room and into the living room and stairs rise to the first floor. The living room offers a light and airy feel with feature fireplace and inset wood burner, The first floor landing provides room for a study/storage area and doors to three good sized bedrooms with exposed beams, bedroom one boasts dressing room and all served by a good sized modern bathroom fitted with a three piece suite. The property sits on a generous plot with ample off road parking to the front, lawn area and mature planting. The rear garden offers a private aspect with patio area and pergola leading from the dining room and picket fence and gate leads through to the lawn area with shrub borders, at the end of the garden is a timber shed and workshop. Viewing is highly recommended to appreciate the location and interior of this period home.

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Price £395,000



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.

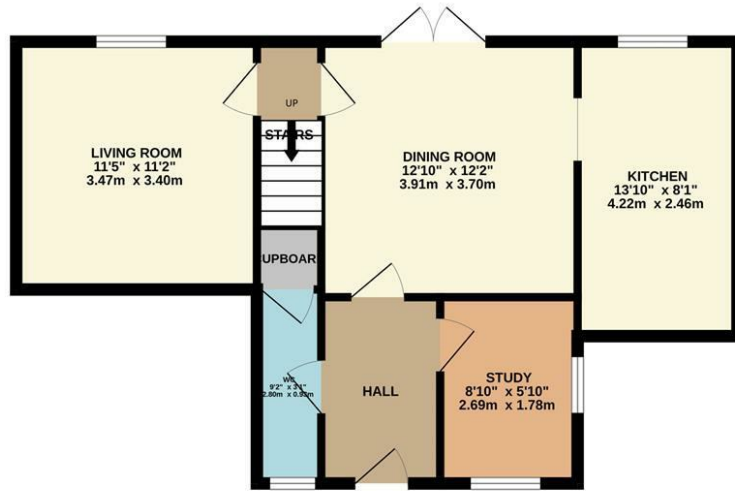




The market town of Thrapston - just a five minute drive away has many independent shops, schooling and leisure facilities. The major road network links of the A45 and A14 are close by leading to the M1/M6. The train station is located in Kettering approximately 20 minutes drive away. The new Rushden 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  
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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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