



8 Carlow Street
Ringstead, Northants NN14 4DN



Simpson & Partners



Tucked away in sought after village location. This well presented and spacious detached home is situated in the heart of the village of Ringstead with countryside walks on your door step and a short walk to the amenities. Further benefits include three reception rooms, workshop to the side, solar panels and lovely south facing gardens. Enter the property into the spacious hallway with stairs rising to the first floor and doors to: cloakroom, study to the front making this an ideal space to work from home, modern fitted kitchen fitted with a ample storage and built in appliances to include oven, hob and extractor fan over, microwave and fridge/freezer, tiled flooring and opening through to useful utility room having space and plumbing for washing machine. To the rear is a light and airy living room with feature fireplace and French doors leading out to the rear garden and opening through to separate dining room. To the first floor are four bedrooms with built in storage to bedroom two, en-suite to master bedroom and family bathroom fitted with a four piece suite comprising of shower, bath, wash hand basin and wc. Externally to the front is gravelled driveway providing off road parking and small garden area, pergola and access to workshop (previously the garage). To the rear is a private, south facing garden, with patio and gravelled areas, maturing planting and trees, timber pergola and pond, timber workshop and summer house. Viewing is highly recommended to appreciate the location and interior of this lovely family home.

🛏 4

🛁 2

🛋 3

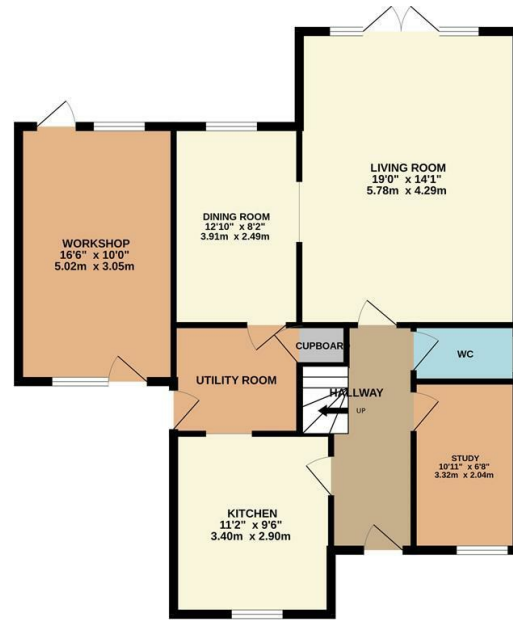
Price £390,000



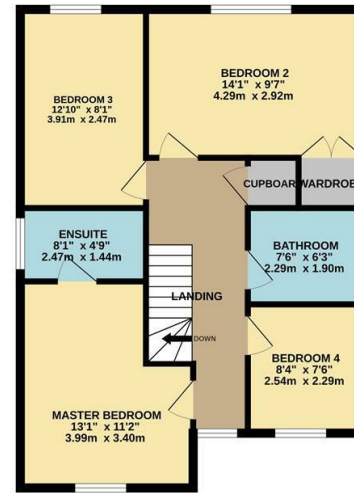
Ringstead is a lovely village close to the market towns of Thrapston and Raunds. The village boasts many amenities to include shop, post office, pub, and take-a-ways and primary and pre-schools, there are countryside walks around the lakes and across to neighbouring villages. The market town of Thrapston - 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
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 1547 sq.ft. (143.7 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) A | 91 | 92 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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