



2 Kinewell Close

Ringstead, Northants NN14 4TW



Simpson & Partners



Tucked away with countryside walks on your doorstep. This well presented detached home is situated in a small cul-de-sac on the edge of the sought after village of Ringstead within walking distance to all amenities in the village. Offered to the market with NO CHAIN, the property boasts garage conversion to provide further reception room/bedroom and ensuite. Further benefits include off road parking and private enclosed rear garden. Enter the property into the hallway with doors to: lounge/dining room with sliding doors to conservatory set to the rear overlooking the garden. The kitchen is a good size with door to garden and fitted with ample storage, built in oven, hob and extractor fan, space and plumbing for white goods. The garage has been converted to provide a further reception room/bedroom along with -ensuite shower room. To the first floor are four bedrooms served by a modern family bathroom with shower over the bath. Externally to the front is block paved driveway providing off road parking and lawn front garden, gated access leads through to the rear garden. The rear garden is a particular feature of the property offering a private aspect, mainly laid to lawn with mature planting, trees and shrubs, patio areas, all enclosed with timber fencing. Viewing is highly recommended.

EPC RATING C

COUNCIL TAX BAND D

 4

 2

 2

Price £365,000



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.

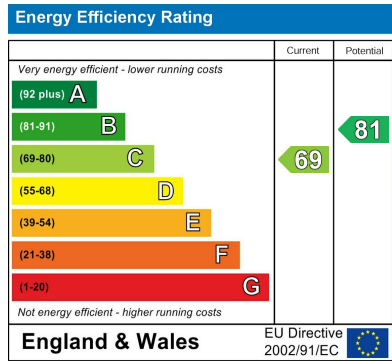




TOTAL FLOOR AREA: 1269 sq.ft. (117.9 sq.m.) approx.

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.

Made with Metropix ©2024.



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01832 731222

thrapston@simpsonandpartners.co.uk

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

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