



10 Spencer Street  
Ringstead, Northants NN14 4BX



**Simpson & Partners**





Offered to the market with NO CHAIN. This lovely period home is situated in the sought after village of Ringstead with views over open fields to the rear. A particular feature of the property is the private garden which leads to a brook at the rear and has lovely open views. Further benefits include three bedrooms, utility room and downstairs wc. Enter the property into the hallway with stairs rising to the first floor and door to: living room with feature fireplace, stripped floor boards and bay window to the front, door leads through to dining room with built in storage and window to rear. The kitchen is fitted with ample storage and space for cooker and fridge/freezer, tiled flooring, large understairs storage cupboard, door to garden and door useful utility room having space and plumbing for white goods and door to downstairs wc. To the first floor are three bedrooms with the master and bedroom two having original cast iron fireplaces, family bathroom fitted with a three piece suite. Externally to the front is small courtyard enclosed garden with porch to front door. The rear garden extends down to a lovely brook to the rear and boasts open field views. Set immediately to the rear of the property is a patio area, lawn and mature tree with shrubs, enclosed with timber fencing, pedestrian access to neighbouring property. Viewing is highly recommended. Council Tax Band B. EPC Rating E.

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Price £225,000

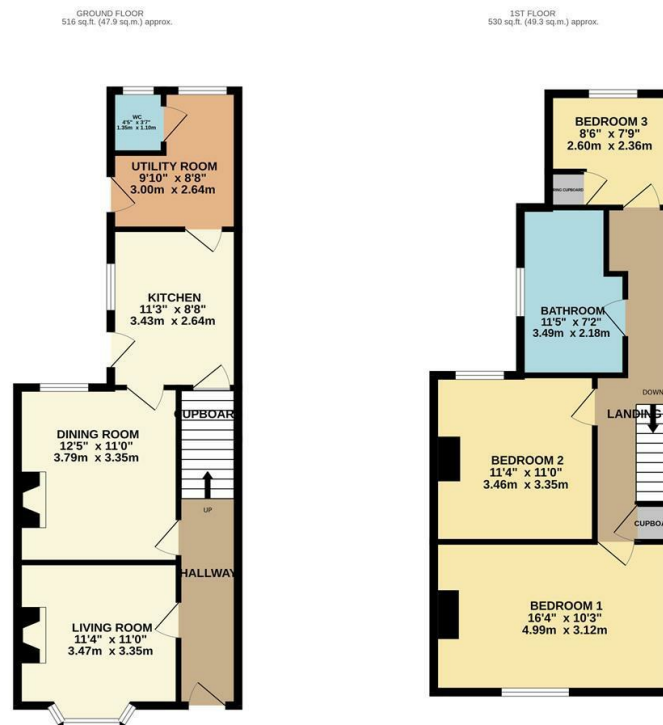






Ringstead is a lovely village close to the market towns of Thrapston and Raunds. The village boast many amenities to include shop, post office, pub, and take-a-ways and primary and pre-schools, there are countryside walks around the lakes and across to neighbouring villages. The major road network links of the A45 and A14 are close by leading to the M1/M6. The train station is located in Kettering approximately 15 minutes drive away.

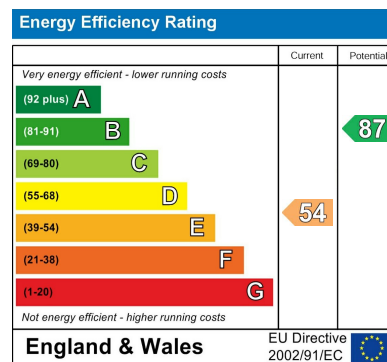




TOTAL FLOOR AREA: 1046 sq.ft. (97.2 sq.m.) approx.

While 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 misstatement. 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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