



40 High Street
Ringstead, Northants NN14 4DA



Simpson & Partners



Offered with NO CHAIN. This unique end of terrace cottage with courtyard garden is situated in the sought after village of Ringstead offering many character features to include beams to ceiling and latch internal doors. Close to all amenities in the village and countryside walks on your doorstep. This would make an ideal first time buy or investor purchase. Enter the property into the kitchen/diner with storage cupboard and stairs rising to the first floor. The kitchen is fitted with a good range of built in storage and built in eye level oven with hob, feature beams and understairs storage, built in dresser, living room with wood flooring and feature fireplace, feature oak beam to ceiling. To the first floor is a large landing area suitable for study/dressing area with two large built in cupboards and loft access, shower room and bedroom with built in storage to the front. To the side is a courtyard area laid to patio. Viewing is highly recommended. Council Tax Band A. EPC Rating D.



Price £177,500





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 journey by car 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 away by car. The new Rushden Lakes development is approximately a 15 minute journey by car offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths.



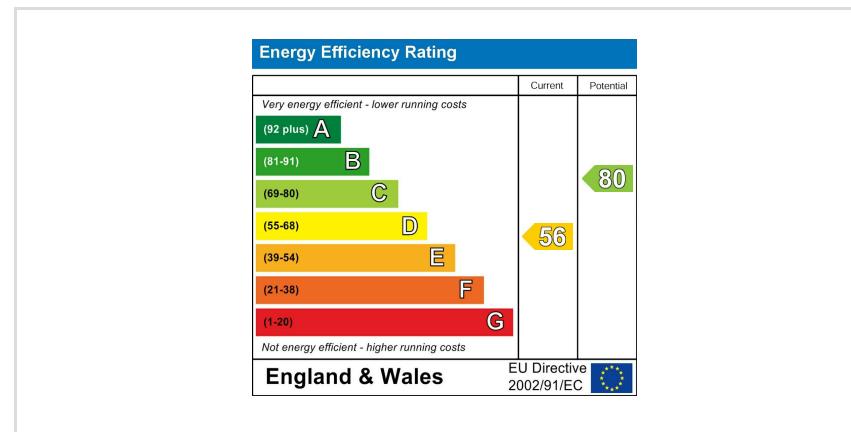
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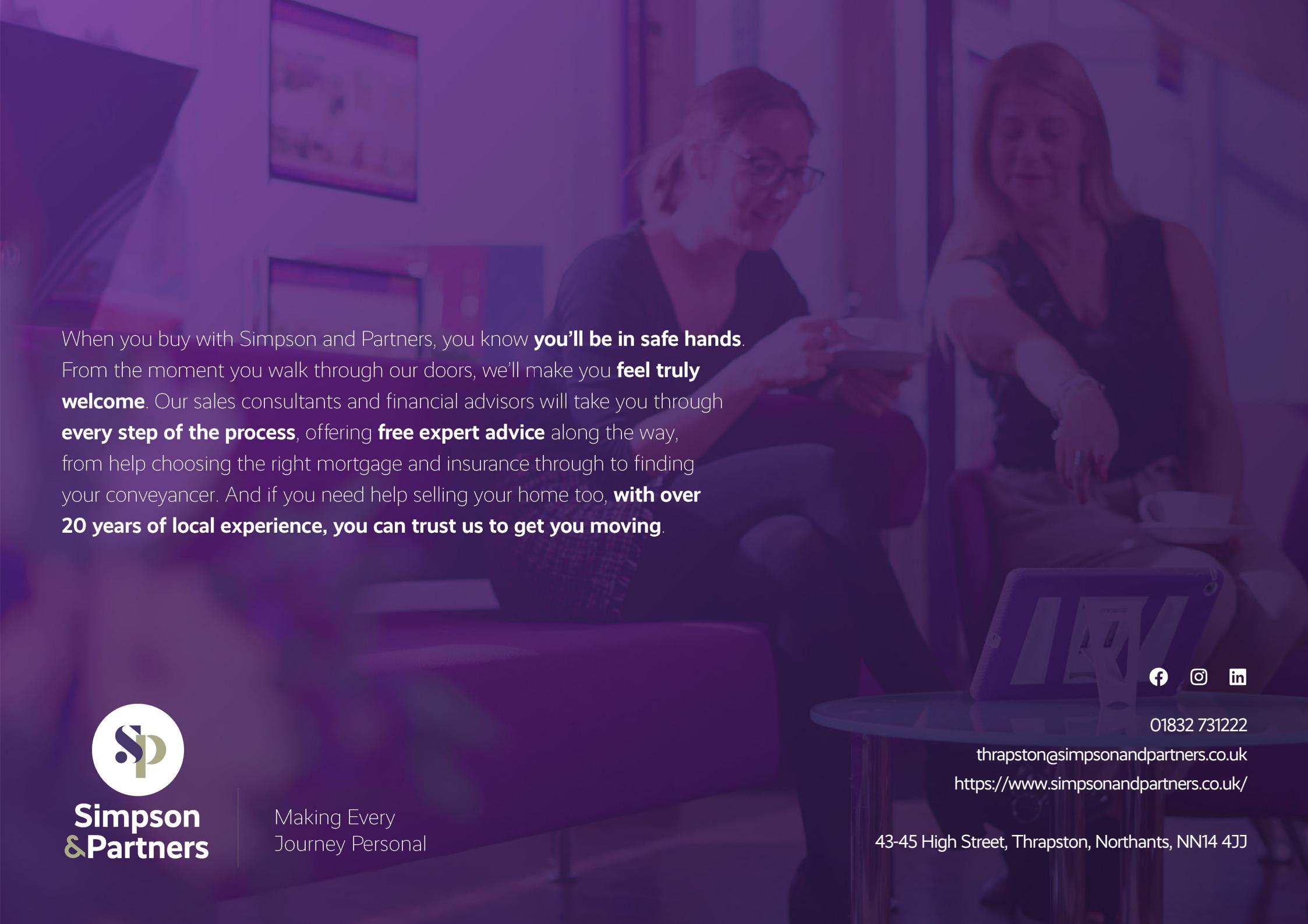
GROUND FLOOR
330 sq.ft. (30.6 sq.m.) approx.

1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 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 only. It should only be relied upon as a guide to the layout of the property. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
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