



51 Denford Road  
Ringstead, Northants NN14 4DF



**Simpson & Partners**





Village location and private garden. This three bedroom end of terrace home is situated in the sought after village of Ringstead with lovely countryside walks on your doorstep and a short walk to all amenities available. A particular feature of the property is the extensive private gardens as well as a garden room/utility. Further benefits include off road parking and solar panels providing hot water and electricity. Enter the property into the hallway with stairs rising to the first floor and doors to: living room offering a dual aspect with patio doors to the garden and feature fireplace, kitchen/dining room fitted with a good range of wall and base units with inset range cooker, space and plumbing for white goods, rear lobby giving access to wc and rear garden. To the first floor are three bedrooms and shower room. Externally to the front is a driveway providing off road parking and shrub border, access to the rear. The rear garden extends to provide good sized block paved patio area set immediately to the rear of the house with covered pergola making an ideal entertaining space, access to out house/utility room with power, light. Trellis and archway lead through to gravel area with mature planting and pond, lawn area surrounded by planting and to the rear is a vegetable area with fruit trees and timber outbuildings. Viewing is highly recommended to appreciate the location and plot size of this home. Council Tax Band B. EPC Rating B.

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Price £275,000





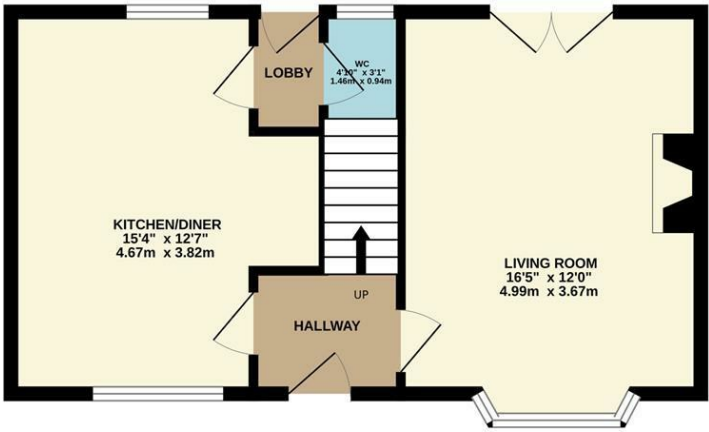


Ringstead is a lovely village close to the market towns of Thrapston and Raunds. The village boasts many amenities to include shop, post office, pub, and take-a-ways and primary and pre-schools, there are countryside walks around the lakes and across to neighbouring villages. The market town of Thrapston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

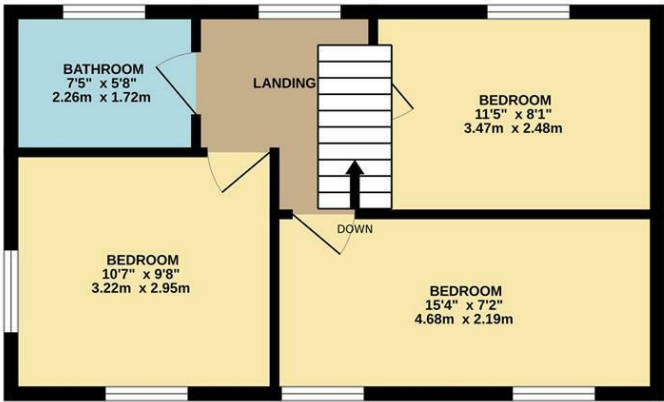




GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



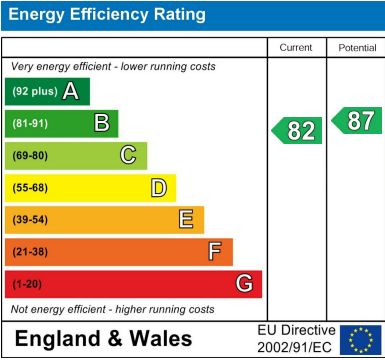
1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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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