



7 High Street.
Ringstead, Northants NN14 4DA



Simpson & Partners



Character home in village location. This lovely detached home dates back to 1902 and was formerly a doctors surgery and sweet shop offering a wealth of character as well as private south facing garden. Situated in the heart of the sought after village of Ringstead with local amenities and countryside walks on your doorstep. Further benefits include three bedrooms, two bathrooms and three reception rooms. The current owners have renovated the property to a high standard throughout to include upgraded electrics internally and externally, replaced internal oak doors, new carpets and redecoration. Enter the property into the hallway with stairs rising to the first floor and doors to: study/playroom giving the option of working from home, dining room with feature alcoves and opening through to cosy living room boasting feature fireplace with inset log burner. Modern kitchen fitted with ample storage units and built in oven, hob and extractor fan opening through to utility area with space and plumbing for white goods. Recently renovated downstairs shower room fitted with a three piece suite to include tiled shower cubicle, vanity wash hand basin and low level wc. To the first floor are three bedrooms with the master boasting built in wardrobes all served by a fully tiled family bathroom having bath with shower over, vanity wash hand basin and low level wc. The garden is a particular feature of the property enclosed with timber fencing, and has been landscaped to provide lawn area, patio ideal for entertaining and large decking area with pergola over having electrics and heaters, gated access leads to the front. Viewing is highly recommended to appreciate the interior and charm of this detached home. Council Tax Band C. EPC Rating F.

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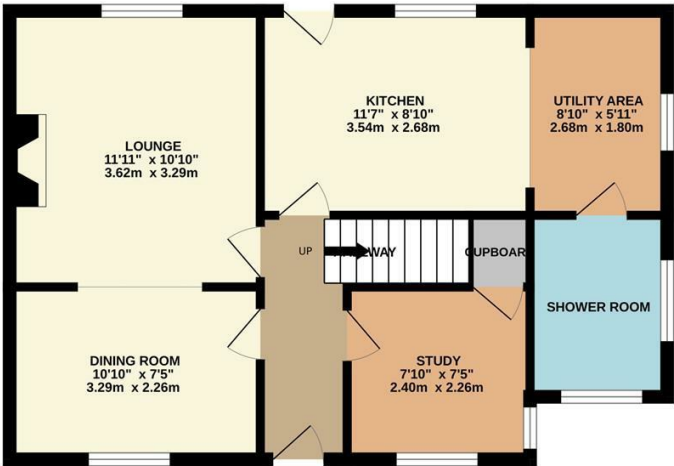
Offers Over £285,000



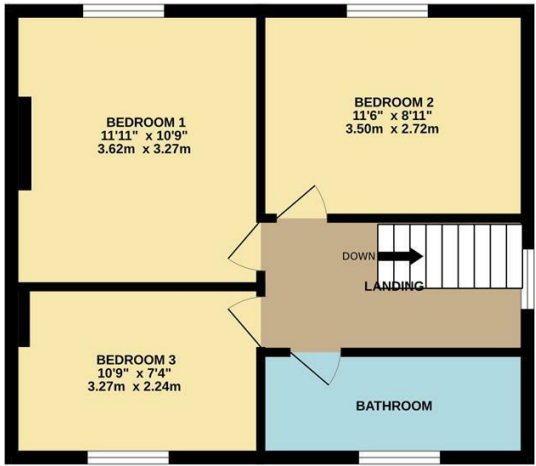
Ringstead is a lovely village close to the market towns of Thrapston and Raunds. The village boasts many amenities to include shop, post office, pub, and take-a-ways and primary and pre-schools, there are countryside walks around the lakes and across to neighbouring villages. The market town of Thrapston - 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
525 sq.ft. (48.8 sq.m.) approx.

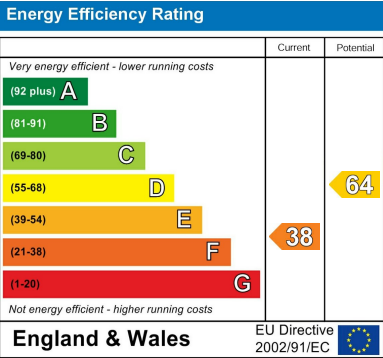


1ST FLOOR
424 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 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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