



HARWOODS

Chartered Surveyors & Estate Agents



25 Denford Road, Ringstead
Northamptonshire NN14 4DF

£275,000 Freehold

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25 Denford Road, Ringstead, Northamptonshire NN14 4DF

A three bedroom semi detached house dating from 1902 and situated within the village of Ringstead which is ideally located for easy access to the A14. The house would be ideal for any buyer wanting village life and plenty of outside space as this property has a very long garden which is a real feature of the home. Perfect for outdoor entertaining, child play space or grow your own home produce. As a general guide, the garden measures approximately 50m (164 feet) from the dining room rear wall to the rear boundary.

The two main reception rooms within the property have been opened through to create a spacious lounge/diner, there is a long kitchen, separate utility room and a useful downstairs toilet. Upstairs there are three bedrooms, a bathroom and long landing with sufficient space to place a small desk for home working. Other features include gas radiator central heating and UPVC double glazing.

This is a house that should not be judged by external appearance and must be viewed to appreciate what is on offer. Come and take a look, contact Harwoods today to book a viewing.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Double glazed front door, original tiled floor, electricity meter, electricity consumer unit, stairs to first floor and door off to dining area.

Dining Area

12'0" x 11'0" max (3.66m x 3.35m max)

Natural wood floor, radiator, coving, door to kitchen, UPVC double glazed windows to the side and rear,, access through to adjoining lounge space.

Lounge Area

11'11" x 10'8" (3.63m x 3.25m)

Natural wood floor, radiator, coving and UPVC double glazed window to the front.

Kitchen

14'4" x 7'7" (4.37m x 2.31m)

Double drainer stainless steel sink, base cupboards, base drawers, wall cupboards and work surface areas. Belling gas range style cooker. Coving, tiled floor and useful under stairs storage cupboard. UPVC double glazed window to side and UPVC double glazed door to the rear garden. Doorway leading to utility room.

Utility Room

8'0" x 7'7" (2.44m x 2.31m)

Single drainer stainless steel sink with base cupboard under and work surface. Plumbing for washing machine, radiator, Potterton 24 Eco gas central heating boiler, door to cloakroom/WC.

Cloakroom/WC

White WC and corner washbasin. Radiator and UPVC double glazed window to the side.

First Floor Landing

Storage cupboard, loft access with ladder, useful area that would be large enough to position a desk for home work etc, doors off to all bedrooms and bathroom.

Bedroom 1

14'0" x 11'11" (4.27m x 3.63m)

Radiator and UPVC double glazed window to the front.

Bedroom 2

12'0" x 8'2" (3.66m x 2.49m)

Radiator and UPVC double glazed window to the rear.

Bedroom 3

7'10" x 7'7" (2.39m x 2.31m)

Radiator and UPVC double glazed windows to the side and rear.

Bathroom

White suite comprising vanity washbasin, WC and bath with shower over. Part tiled walls and UPVC double glazed window to the side.

Front Garden

Small front garden. Gated side access on foot leads to the rear garden (this access is wide enough for bikes etc).

Rear Garden

The very long rear garden is a particular feature of the property and gives lots of space for family outdoor living, gardening, children play space etc. As a general guide, the garden measures approximately 50m (164 feet) from the dining room rear wall to the rear boundary. No need for an allotment with a garden of this size as there would be ample space to create vegetable areas if home grown produce is your interest. The garden is currently laid out with mostly lawn, two patio areas and some raised beds. Useful garden shed described more fully below.

Garden Shed/Workshop

11'3" x 5'6" (3.43m x 1.68m)

Timber garden shed which is insulated, plasterboard lined and has electricity. A useful storage or workshop space.

Council Tax Band

North Northamptonshire Council. Council Tax Band B.

Referral Fees

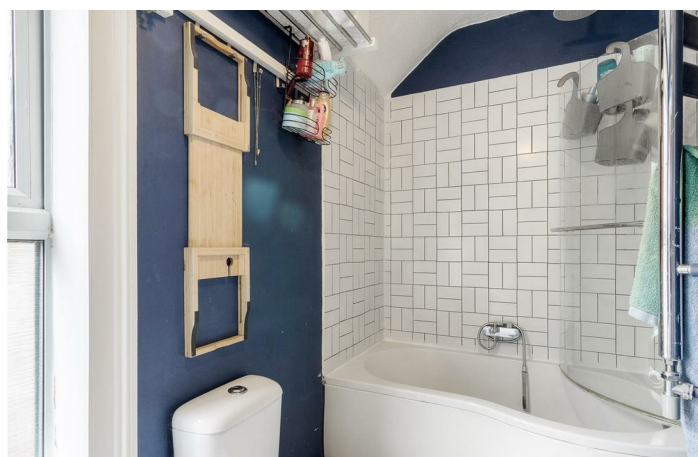
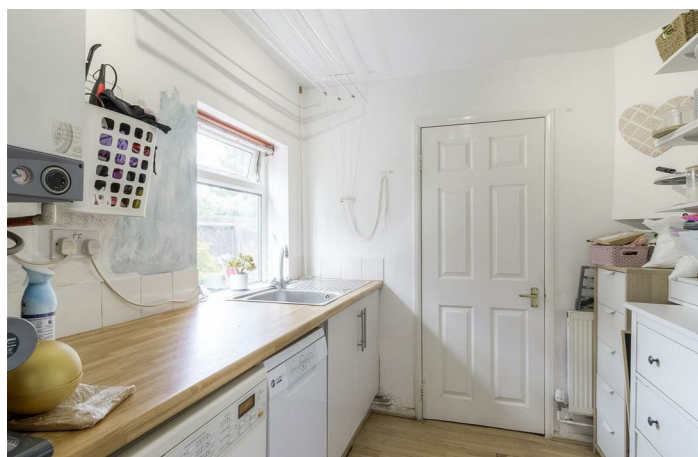
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Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

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Plan produced using PlanUp.

