



Chapel Street, Ringstead Kettering  
**£310,000 Freehold**

**Sharman  
Quinney**

# Key Features



- NO CHAIN
- Corner Plot
- Two Reception Rooms
- Wraparound garden
- Off Road Parking

Upon entrance, you will be greeted by a porch that leads into a reception room that the current owners use as a home office. In the home office, you can access the garage internally which has been partially converted into a utility room with a separate space for a small garage.

At the front of the house, there is a kitchen which includes plenty of storage, integral appliances and views of the front garden. Next to this, there is a generous sized living room which includes space for a dining table, a feature fireplace with gas coal effect fire and entrance into the conservatory through French doors. The conservatory consists of floor to ceiling windows overlooking the garden with single door access.

Upstairs, there are three bedrooms and a family bathroom. Bedrooms 1 and 2 are both double sized bedrooms, whilst bedroom 3 is a large single



size room with fitted wardrobes. Bedroom 1 features a porthole stained glass window. The family bathroom is complete with a three piece suite including a fitted shower/bath. Outside, the picturesque garden wraps around the property with a combination of patio, lawn and gravel. The main gate leads to the front of the property and there is a double gate which leads to a gravelled driveway. There is also a side gate at the back of the property which leads to the shared driveway. The property owns the driveway to the side house and gives right of way to the neighbour's own garages that correspond to their homes. Entrance to your own garage is accessed here.

We strongly advise to register your interest early to avoid disappointment.

#### Measurements

Living Room - 3.2m x 6.1m (10' 5" x 20' )  
Utility Room - 2.4m x 3.5m (7' 9" x 11' 5")  
Home Office - 2.8m x 3.7m (9' 2" x 12' 1")  
Kitchen - 2.1m x 2.5m (6' 9" x 8' 2")  
Conservatory - 2.6m x 3m (8' 5" x 9' 8")  
Garage - 1.382m x 2.677m (4' 6" x 8' 9")

Bedroom 1 - 3.2m x 3.6m (10' 5" x 11' 8")  
Bedroom 2 - 2.6m x 3.3m (8' 5" x 10' 8")  
Bedroom 3 - 2.6m x 3.1m (8' 5" x 10' 2")  
Family Bathroom





**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property call Sharman Quinney on:  
**01832 735589**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01832 735589

 16 High Street, THRAPSTON, Northamptonshire,  
NN14 4JH

 thrapston@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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