



High Street, Ringstead Kettering
guide price £265,000 **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No forwarding chain
- Improved and beautifully presented home

A beautifully presented three double bedroom detached family home situated in the popular village of Ringstead. Fully renovated by the current owners, to a high internal standard. They have replaced all carpets throughout, upgrade the internal electrics, added external electrics, full redecorated throughout, replaced all internal doors for solid oak

Featuring three double bedrooms, two reception rooms and study, first floor and ground floor luxury bathrooms, fitted kitchen and matching utility. The property is arranged over two floors and benefits from full double glazing and updated Hive controlled gas fired central heating and radiators in 2024. The sitting room has a cosy wood burning stove.





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.

The property includes a landscaped rear garden - with exceptional entertaining patio and decking seating area to the fully enclosed laid to lawn rear garden, with generous side access. The garden has been newly laid to lawn with landscaped with raised borders. The extended decking area enclosing a Brand new hot tub with heat pump, external electrics, lights and heaters to seating area. (Hot tub can be left if the desired sale price is achieved)

Measures
Reception Hall

Study/ Snug 2.14m x 2.25m (7'0" x 7'4").
Kitchen/ Utility
5.61m x 2.72m (18'4" x 5'6").
Shower Room/W.C 2.36m x 1.76m (7'7" x 5'7").
Dining Room
3.15m x 2.30m (10'3" x 7'5").
Lounge/ Sitting Room
3.35m x 2.30m (10'9" x 7'5").

Bedroom 1
3.64m x 3.12m (11'9" x 10'2").
Bedroom 2
3.28m x 2.73m (10'7" x 8'9").
Bedroom 3
3.32m x 2.25m (10'9" into recess x 7'4").

Bathroom - Three Piece Suite

To view this property call Sharman Quinney on:
01832 735589

Selling your property?

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

 01832 735589

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref:

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