



Back Lane, Ringstead Kettering  
**£250,000 Freehold**

**Sharman  
Quinney**



# Key Features



- An extended three bedroom semi-detached property with sizeable rooms
- Exposed timber flooring to lounge & diner, log burner in dining room
- Off-road parking
- The landing measures 12' x 7ft 4 which could be utilised as a study/home office area
- Log burner in dining room

## Ground Floor

Lounge - 13' 4" x 13' 2" (4.11m x 3.97m)

Dining Room - 10' 1" x 16' 1" (3.08m x 4.88m)

Kitchen - 12' 1" x 15' 4" (3.68m x 4.70m)

Guest Cloaks W/C

## First Floor

Landing/home office area - 7' 4" x 12' (2.28m x 3.66m)

Bedroom One - 11' 9" x 13' 1" (3.63m x 3.97m)

Bedroom Two - 12' 1" x 7' 4" (3.67m x 2.28m)

Bedroom Three - 12' 1" x 7' 4" (3.67m x 2.28m)

Agents note: between bedrooms two & three the stud wall has a small opening, the owners will rectify this prior to exchange & completion of contracts.





Family Bathroom - 12' 1" x 8' 3" (3.68m x 2.55m)

Three-piece bathroom suite

Outside

Front

A low retaining brick wall with an enclosed front garden, gated to side providing access to the rear. There is a driveway which accommodates off road parking for several cars, the current owners do house a large caravan where there is ample space.

Rear

An enclosed rear patio garden which comfortably accommodates a small patio table and chairs. There is the benefit of a concrete hardstanding base which is ideal for a compact summerhouse/shed.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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# Selling your property?

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