



High Street, Ringstead Kettering
£350,000 Freehold

**Sharman
Quinney**

Key Features



- Character 4 Bedroom 3 Reception - Period Village Home
- Individual property - Coach house with archway design
- Spacious Accommodation - arranged over two stories
- Gas Central Heating /Double Glazing
- Good size Garden - potential for off-road parking (stp)

This Victorian coach house styled home, offers a characterful and spacious home and versatile accommodation with 4 bedrooms and three receptions including the light flooded family/dining room adjoining the open plan connecting kitchen. A good-sized garden to the rear has shared pedestrian access with the immediate adjoining property and this otherwise private garden has excellent screening while offering potential for off road access and dedicated parking.

On entering the property via a modern composite front door, the first reception room offers good proportions and hints at the character and charm of the property with exposed brickwork feature fireplace, and a spiral staircase leading to the first-



floor accommodation. Adjacent, is a dual aspect reception sitting room, with a working open fireplace set to a traditional brick surround, giving this spacious room a cosy and inviting feel. The kitchen is Farmhouse themed with an array of base units in shaker style cabinetry and generously proportioned. Further features of the kitchen include a twin ceramic Belfast sink and full height built in larder cupboard with shelving and central cooking and seating island for breakfast or to seat guests while preparing a meal. There's plentiful work surfaces for food preparation which complement the look of the kitchen well along with tiled flooring which extends seamlessly into the impressively proportioned open connecting family room/dining space which benefits from oversized sliding double glazed patio doors to the immediate paving and sizable rear garden. Further window and single door from the kitchen also help flood these connecting spaces with good natural light.

The first-floor landing connects the L shape configuration of the floorplan, with two useful storage cupboards for linen and towels.

While the rear wing features bedroom one, a well-proportioned double bedroom, there's immediate space on the landing for wardrobes and the family bathroom leads off this part of the landing opening to a thoughtfully remodelled space with four-piece suite including bath and separate shower enclosure. To the front elevation, there



are three further bedrooms including another spacious double room with part vaulted ceiling and window to the rear elevation. Two further bedrooms with built in storage offer a third double and good-sized single room, each with windows to the front elevation.

Outside

The coach house design features two folding gates below the archway leading to the rear aspect and garden. With clear potential for opening the gates for off road parking subject to highways authority permission, there is also a possibility to reposition the gates to the rear of the archway to allow for a dedicated off-road area while retaining the security and privacy elements of the bespoke joinery. It should be noted that the property adjoining has shared pedestrian access through the arch for their own back garden gate.

The rear garden has some landscaping with both lawn and paved patio areas that are designed for seating, relaxing and entertaining and the rear aspect enjoys high levels of privacy with mainy walls to the boundaries and there's a useful brick store for tools and storage of garden items.

In our opinion, this property is a sleeping giant, with great potential to continue to improve and personalise while benefiting from an exceptional footprint - offering excellent value to those seeking spacious and characterful property and village life.

Ringstead has good amenities including village school, post office, convenience shop, primary school and green space with locally renowned natural beauty spot Kinnell lake, close by. With excellent roadlinks to the A45, A14, and commuting offers train links to London St pancras via nearby Wellingborough, Huntingdon or Kettering stations from each station in around an hour to the capital.

Contact Sharman Quinney today, to arrange your viewing and we welcome you to this wonderful home.

Measures

Reception/ Dining

4.07m x 3.15m (13'3" x 10'3").

Lounge/ Sitting Room

4.39m x 3.55m (14'4" x 11'6").

Kitchen/Family Room/ Dining Room

7.24m (max) x 3.42m (max) (23'7" x 11'2").

Bedroom 1

3.81m x 3.46m (12'5 x 11'3").

Bathroom - Four Piece Piece Suite

Bedroom 2

4.28m x 2.93m (14'4 x 9'6").

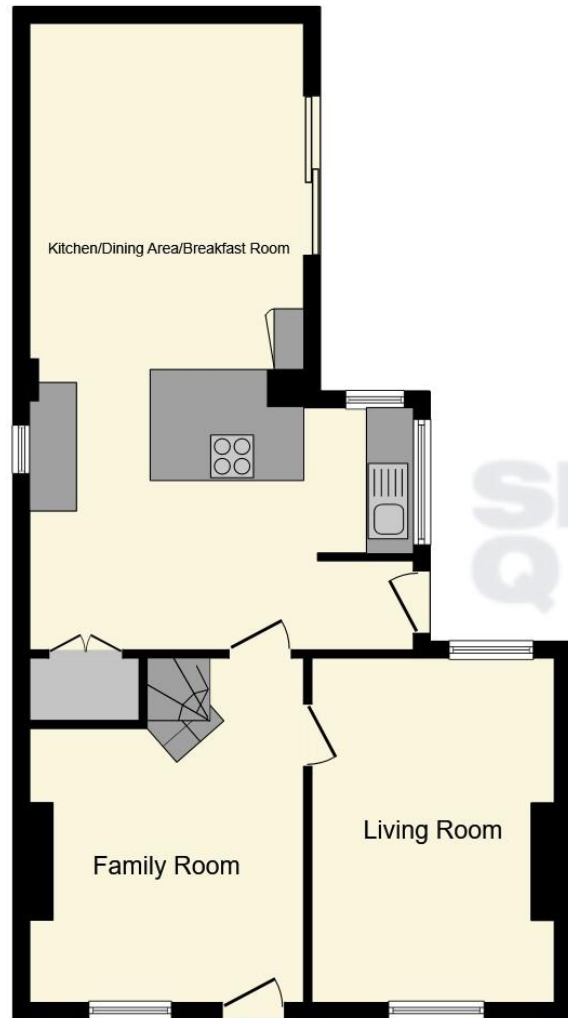
Bedroom 3

3.44m x 2.80m (11'2" x 9'2").

Bedroom 4

2.82m x 2.29m (9'2" x 7'5").

To view this property call Sharman Quinney on:
01832 735589



Ground Floor



First Floor

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

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