



11 High Street  
Ringstead, NN14 4DA

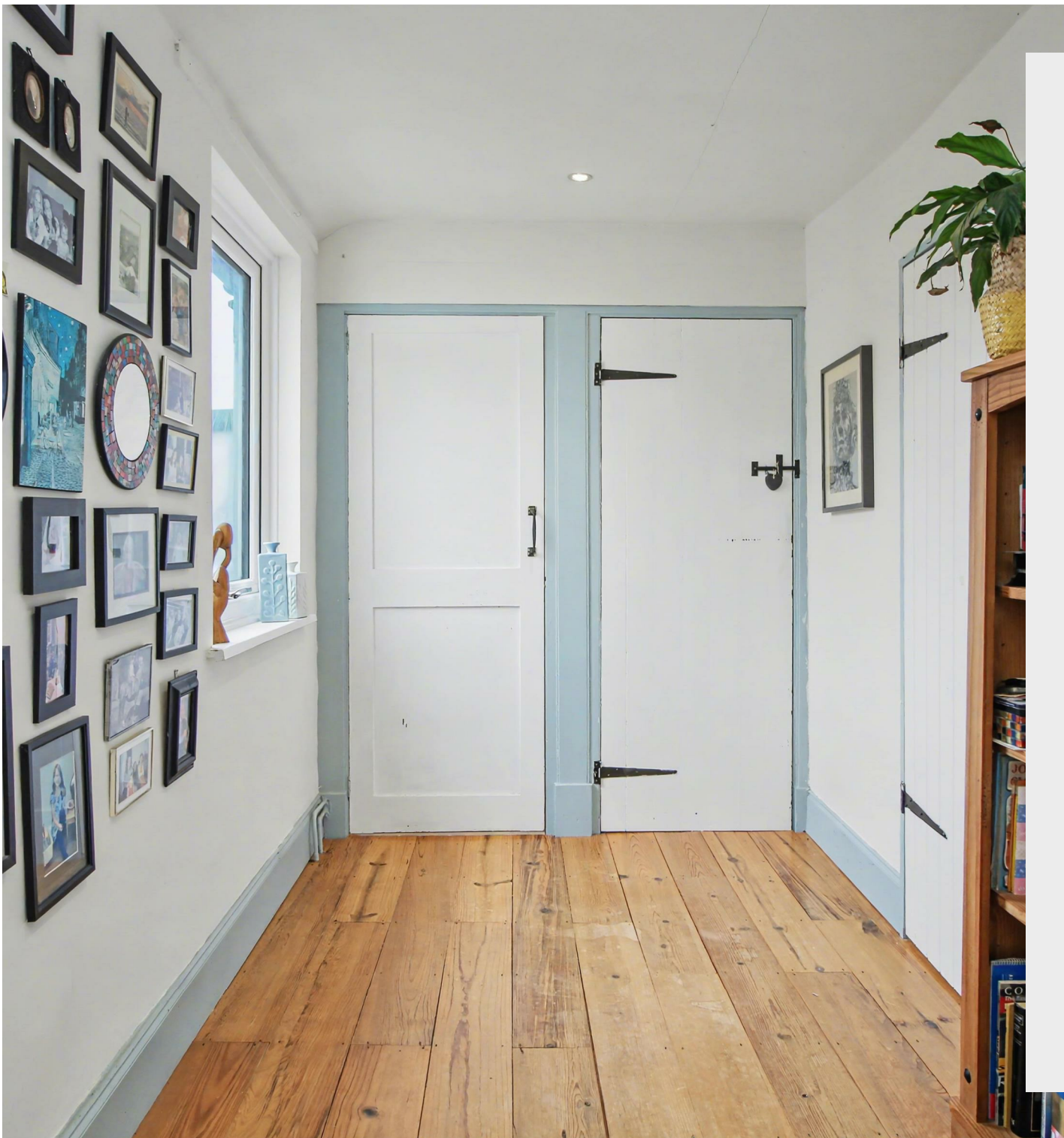


**Simpson & Partners**

# 11 High Street

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## About the Property

This characterful Victorian coach house-style home offers spacious and versatile accommodation with four bedrooms and three reception rooms, including a light-filled family and dining area that adjoins the open-plan kitchen. A generous rear garden benefits from good screening and a high degree of privacy, although there is shared pedestrian access for the adjoining property. The property is entered through a modern composite front door into a well-proportioned reception room featuring exposed brickwork, a feature fireplace and a spiral staircase rising to the first floor. Adjacent is a dual-aspect sitting room with a working open fireplace set within a traditional brick surround, creating a warm and inviting living space.

The farmhouse-style kitchen is fitted with shaker-style cabinetry, a twin ceramic Belfast sink, full-height larder cupboard and a central island providing both seating and additional preparation space. Tiled flooring continues through to the impressive open-plan family and dining room, where large sliding patio doors, together with additional windows and a door from the kitchen, allow natural light to flood the space and provide access to the patio and rear garden.

Upstairs, the landing connects the L-shaped layout and includes useful storage cupboards. The rear wing hosts the principal bedroom, while the family bathroom has been thoughtfully remodelled with a four-piece suite including a bath and separate shower enclosure. To the front are three further bedrooms, including another spacious double with a partially vaulted ceiling, along with a third double and a good-sized single room with built-in storage. Outside, folding gates beneath the archway lead to the rear garden and offer potential for off-road parking, subject to the relevant permissions. The garden itself is mainly enclosed by walls and includes lawn and patio areas suitable for seating and entertaining, along with a useful brick store for tools and garden equipment.

Offers In The Region Of **£300,000**



Family Room

Living Room

Kitchen Dining Family Room

Bedroom 1

Bedroom 2

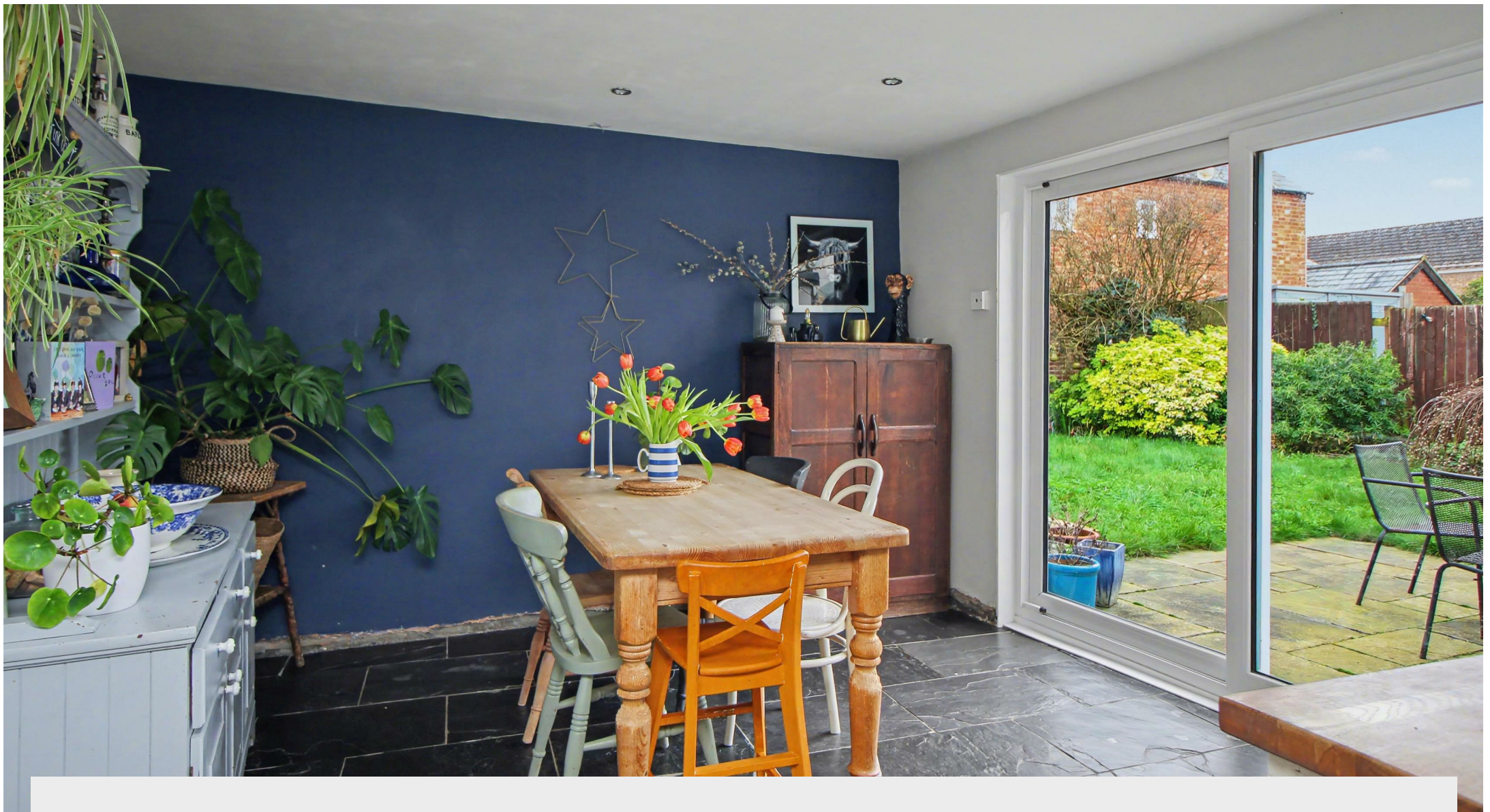
Bedroom 3

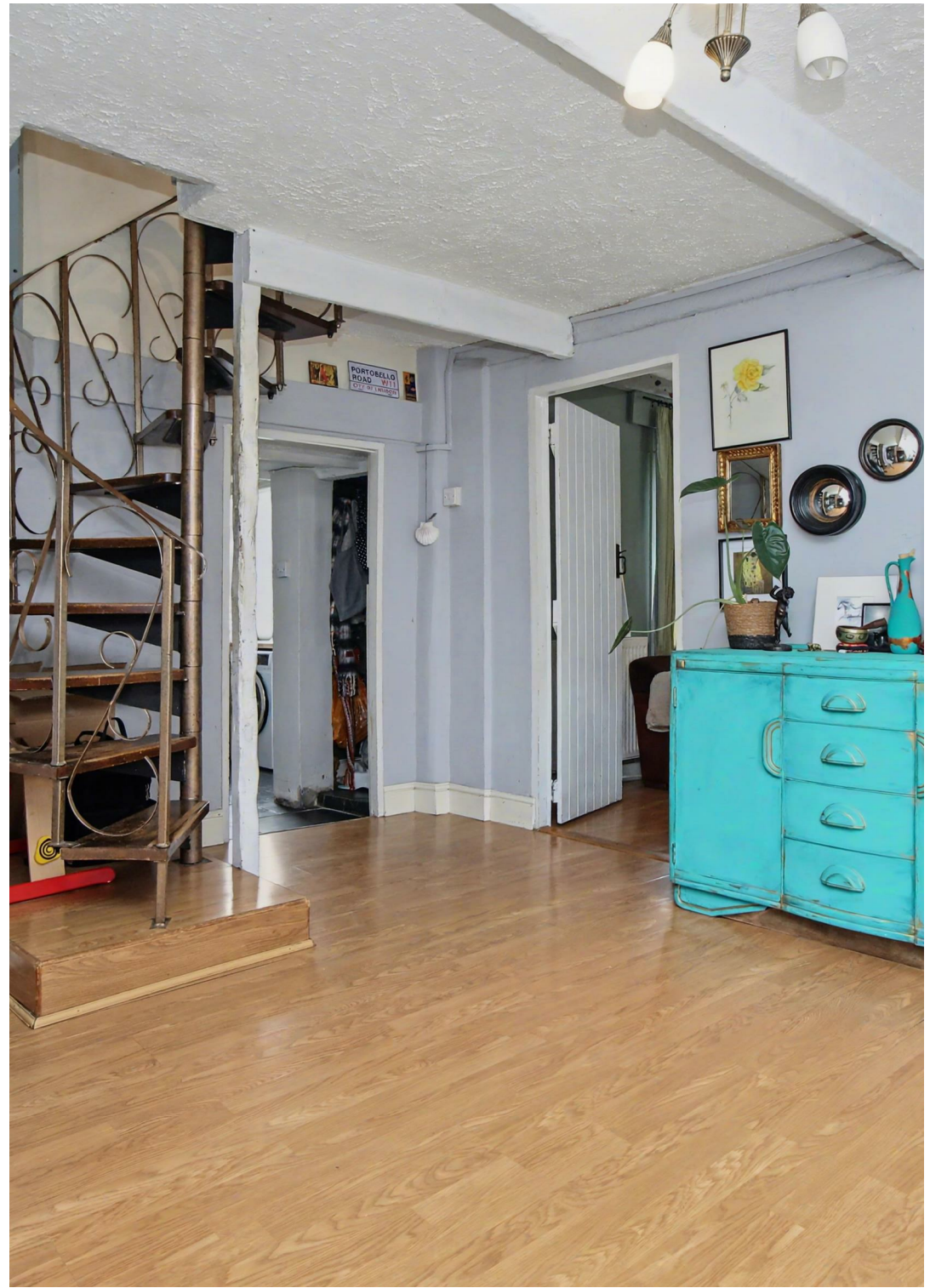
Bedroom 4

Bathroom











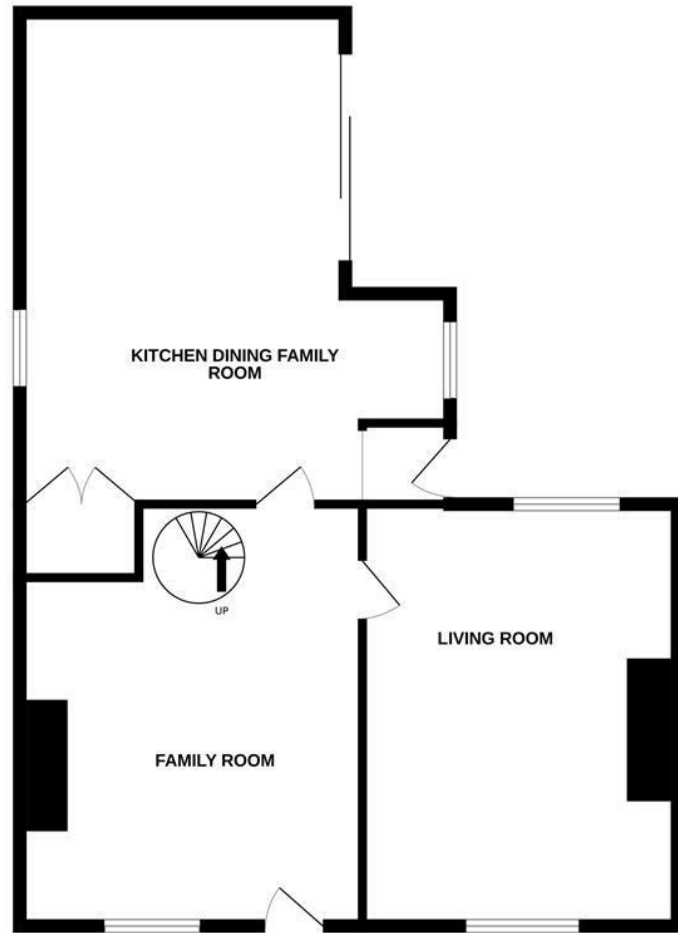


### Energy Efficiency Rating

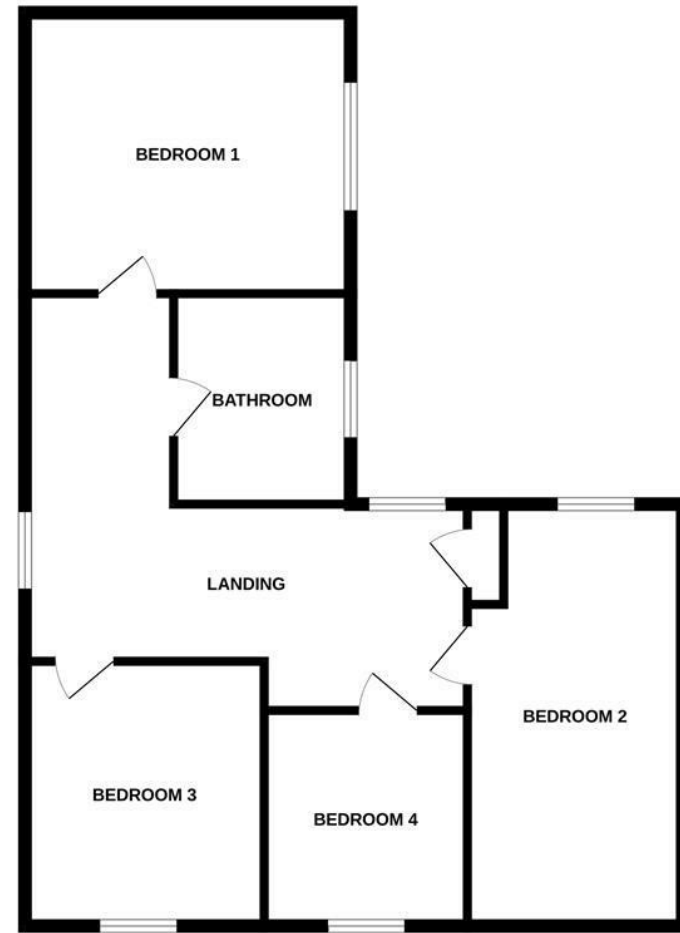
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



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