



20 Denford Road  
Ringstead, NN14 4DF



**Simpson & Partners**

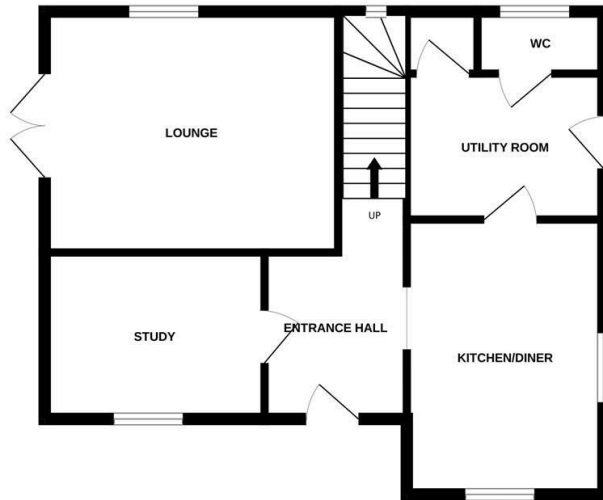
Situated in the picturesque village of Ringstead, this three-bedroom detached home offers a fantastic blend of countryside living with convenient access to local amenities and a nearby nature reserve. The ground floor accommodation comprises a study, a lounge with log burner, and a modern kitchen/diner fitted with integrated appliances—perfect for both everyday living and entertaining. There is also a useful utility room and a guest WC for added convenience. Upstairs, the property has three well-proportioned bedrooms, including a main bedroom with en-suite, alongside a family bathroom. Externally, the rear garden wraps around the property, providing a variety of outdoor spaces. Enjoy a charming courtyard area, a gravel section with raised sleeper planters, and a further patio leading onto a laid lawn—ideal for relaxing or entertaining. Two garden sheds offer additional storage. To the front, a large driveway provides ample off-road parking for multiple vehicles, with two side gates allowing easy access to the rear garden. Call now to arrange your viewing!



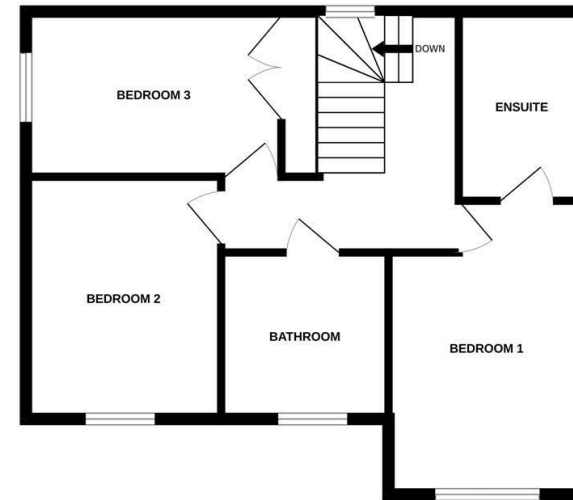
Guide Price £325,000



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 551 sq.ft. (51.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given  
Made with Metropix ©2026



Energy Efficiency Rating

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

78 82



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
& Partners**

Making Every  
Journey Personal



01832 731222

[thrapston@simpsonandpartners.co.uk](mailto:thrapston@simpsonandpartners.co.uk)

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ