



11 High Street
Ringstead, NN14 4DA



Simpson & Partners

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.

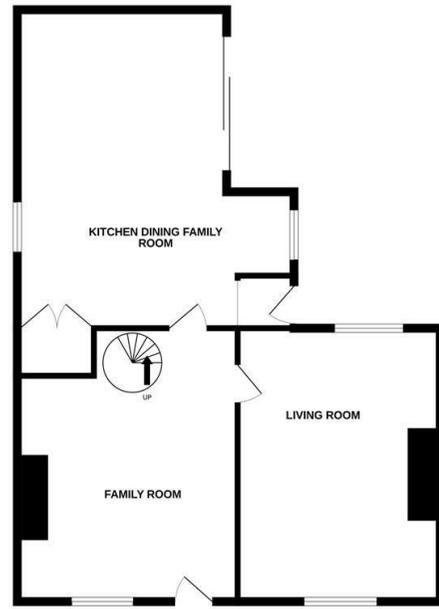
Upstairs, the landing connects the L-shaped layout and includes useful storage cupboards. The rear wing hosts the principal bedroom, while the family bathroom has been thoughtfully remodelled with a four-piece suite including a bath and separate shower enclosure. To the front are three further bedrooms, 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.

£325,000

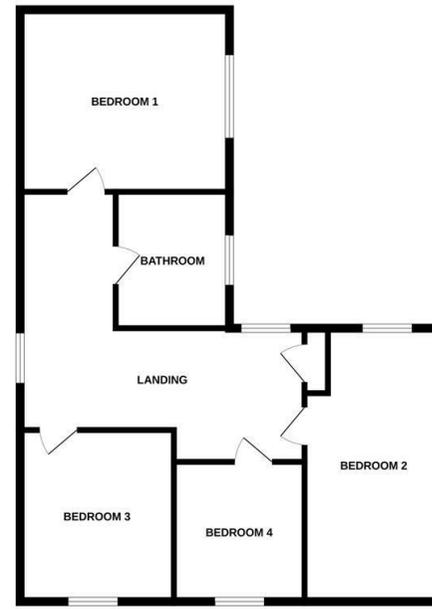
 4  1  2



GROUND FLOOR



1ST FLOOR



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



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01832 731222

thrapston@simpsonandpartners.co.uk

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