



34 Carlow Road  
Ringstead, NN14 4DW



**Simpson & Partners**



\*\*\*Guide Price £280,000- £290,000\*\*\*This charming two-bedroom detached home, set in the heart of Ringstead, combines traditional character with a contemporary finish. The property also benefits from planning consent granted in 2022 for a two-storey side extension, offering excellent potential for future expansion (subject to the necessary approvals).

From the moment you step inside, there is an immediate sense of warmth and comfort. The well-proportioned rooms create a cosy cottage feel during the winter months, while an abundance of natural light ensures a bright and airy atmosphere, with an easy connection to the outdoors in summer.

The property is entered via a light and spacious hallway with stairs rising to the first floor and doors leading to the main ground floor rooms. These include a downstairs WC, a generous living room with feature fireplace and inset wood-burning stove, and an open-plan kitchen/dining room with attractive slate tiled flooring. The kitchen is fitted with ample storage, a built-in oven, hob and extractor, and has doors opening onto the enclosed rear garden, ideal for both everyday living and entertaining.

Upstairs, there are two good-sized bedrooms, both with built-in storage, served by a family bathroom comprising a P-shaped bath with shower over, wash hand basin and WC.

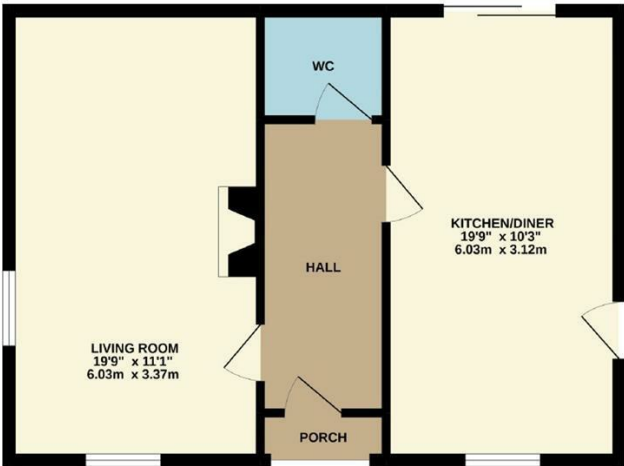
Externally, the property sits on a generous plot with a block-paved frontage providing ample off-road parking and access to a single garage. The rear garden is enclosed by brick walling and timber fencing, mainly laid to lawn with patio areas, pathways, raised beds and a timber shed.

Viewing is highly recommended to fully appreciate this lovely home.

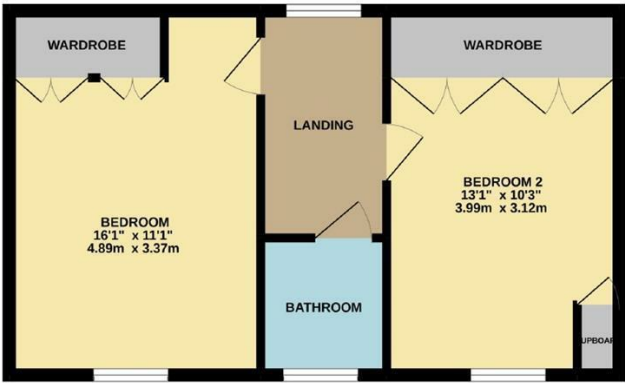
Guide Price £280,000



GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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  
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| 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>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |





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