



11 High Street
Ringstead, NN14 4DA



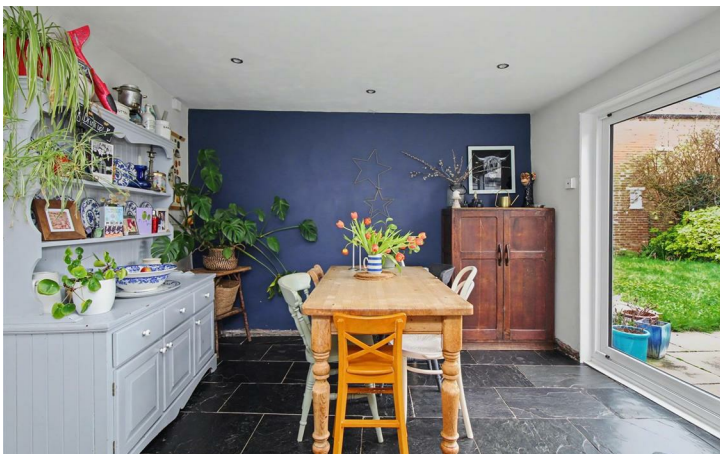
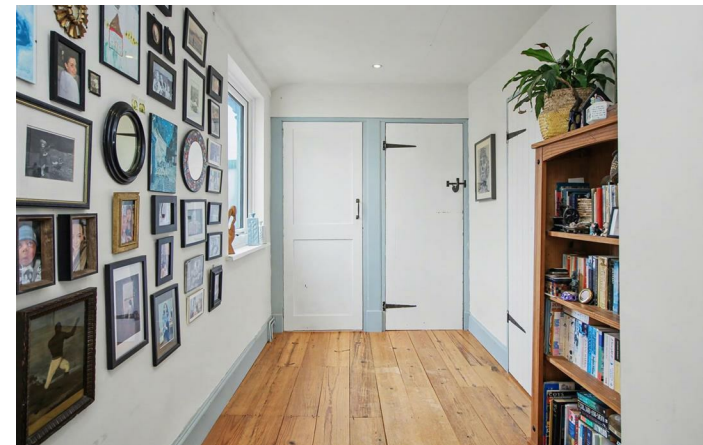
Simpson & Partners

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.

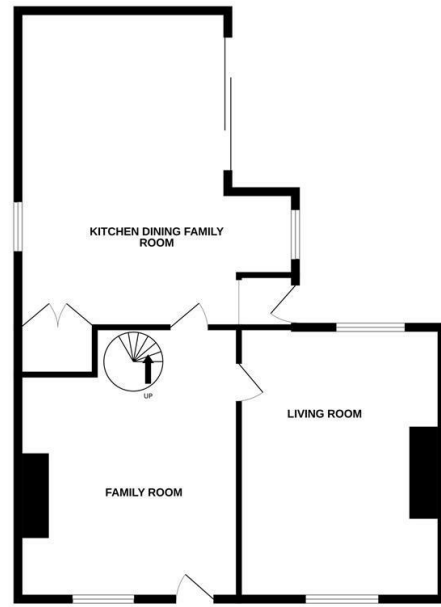
Upstairs, the landing connects the L-shaped layout and includes useful storage cupboards. The rear wing hosts the principal bedroom, while the family bathroom has been thoughtfully remodelled with a four-piece suite including a bath and separate shower enclosure. To the front are three further bedrooms,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

Offers In The Region Of £300,000

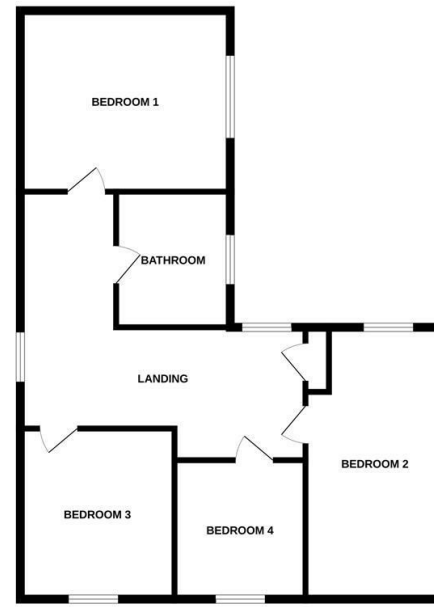
 4  1  2



GROUND FLOOR



1ST FLOOR



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 Metagix C2026



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



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