

Back Lane Ringstead

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This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Back Lane Ringstead NN14 4DR Freehold Price £585,000

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Situated on a outskirts of the popular Northamptonshire village of Ringstead is this substantial executive five bedroomed detached residence featuring approx. 2600 sq. feet of accommodation. The property also features an extension to the front to provide an additional garage with balcony above and a spacious oak framed garden room constructed to the rear. Further benefits include a beautiful high quality refitted kitchen with granite work surfaces, gas radiator central heating, uPVC double glazing and refitted ensuite shower rooms to bedrooms one and two. The property also offers five reception rooms, oak flooring, three en suites and off road parking for approx. three cars. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, study, snug, sitting room with balcony, bedroom five with en suite shower room, four further bedrooms to first floor with en suite shower room to bedroom one and two, family bathroom, front and rear gardens, double garage and driveway.

Enter via front door to:

Entrance Hall

Stairs rising to first floor landing, two windows to front aspect, oak flooring, coving to ceiling, radiator, telephone point, doors to:

Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, radiator, tiled splash backs, tiled floor, extractor.

Lounge

18' 9" x 13' 9" max. (5.72m x 4.19m)
Log burner with feature granite surround and hearth, two radiators, coving to ceiling, oak flooring, T.V. point, window to side aspect, French door to rear aspect.

Study

9' 7" x 7' 5" (2.92m x 2.26m)
Window to front aspect, radiator, oak flooring, coving to ceiling.

Kitchen/Breakfast Room

21' 2" max. x 11' 11" (6.45m x 3.63m)(This measurement includes area occupied by kitchen units)
Refitted to comprise double Butler sink unit with cupboard under, a range of eye and base level units providing granite work surfaces, tiled splash backs, tiled flooring, extractor, larder unit, pan drawers, built-in dishwasher, wine fridge, spice rack and drawers integral to pantry, spot lights and coving to ceiling, double radiator, window to side and rear aspects, A American size fridge/freezer space, door to:

Dining Area

11' 4" x 10' 11" (3.45m x 3.33m)
Oak flooring, radiator, coving to ceiling.

Garden Room

22' 9" x 11' 1" (6.93m x 3.38m)
American white oak framed, comprising French door to rear aspect, tiled flooring, island with granite worksurface and storage under.

Utility Room

11' 7" x 4' 11" (3.53m x 1.5m)(This measurement includes area occupied by kitchen units)
Comprising single drainer sink unit with cupboard under, a range of eye level units, work surfaces, tiled splash backs, tiled flooring, door to side aspect, plumbing for washing machine, space for tumble dryer, coving to ceiling, radiator, extractor.



Snug

11' 6" x 10' 2" (3.51m x 3.1m)
Window to side aspect, oak flooring, radiator, cupboard with sliding doors, coving to ceiling, stairs to sitting room and bedroom five.

Sitting Room

16' 5" x 12' 11" (5m x 3.94m)
French door to front aspect leading to balcony, wood burner, radiator, T.V. point, two skylights to side aspect.

Bedroom Five

13' 8" x 8' 0" (4.17m x 2.44m)
Radiator, glazed folding door to side aspect, tiled flooring, spotlights to ceiling, door to:

Ensuite Shower Room

Refitted to comprise shower cubicle, wall mounted wash hand basin, fully tiled, tiled flooring, cupboard housing wall mounted gas boiler serving domestic hot water and central heating system.

First Floor Landing

Window to front aspect, radiator, coving to ceiling, loft access, airing cupboard housing water cylinder and shelving, doors to:

Master Bedroom

13' 8" x 11' 11" (4.17m x 3.63m)
Window to rear aspect, radiator.

Dressing Area

Built-in double wardrobe, to:

Ensuite Shower Room

Refitted to comprise low flush W.C., vanity sink unit with cupboard under, tiled splash backs, double shower cubicle with chrome shower, extractor, window to side aspect, laminate flooring, radiator.

Bedroom Two

15' 0" x 10' 8" (4.57m x 3.25m)
Window to rear aspect, radiator, T.V. point, door to:

Ensuite Shower Room

Refitted to comprise low flush W.C., vanity sink with cupboard under, double shower cubicle with chrome shower, tiled splash backs, laminate flooring, extractor, window to side aspect.

Bedroom Three

12' 2" x 11' 2" (3.71m x 3.4m)
Window to rear aspect, radiator, built-in wardrobe, T.V. point.



Bedroom Four

8' 10" x 8' 3" (2.69m x 2.51m)
Window to front aspect, radiator.

Bathroom

Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, tiled flooring, extractor, window to front aspect.

Outside

Front - Block paved driveway providing off road parking for approx. three cars via metal double gates enclosed by stone walling, paved area with raised border stocked with bushes enclosed by dwarf walling, outside tap, to:

Double Garage - Garage one measures 17' 2" x 8' 2". Electric remote controlled up and over door, power and light connected.

Garage two measures 17' 8" x 8' 2" - Electric remote controlled up and over door (new motor required), power and light connected, window to side aspect.

Rear - Generous patio area, gated side pedestrian access, extensive main lawn with border and rockery stocked with a wide selection of bushes, flowers and shrubs, further patio, enclosed by wooden panelled fencing and enjoys a private aspect from the rear.

Energy Performance Rating

This property has an energy rating of C. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band G (£3,797 per annum. Charges for 2024/2025).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.



Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

