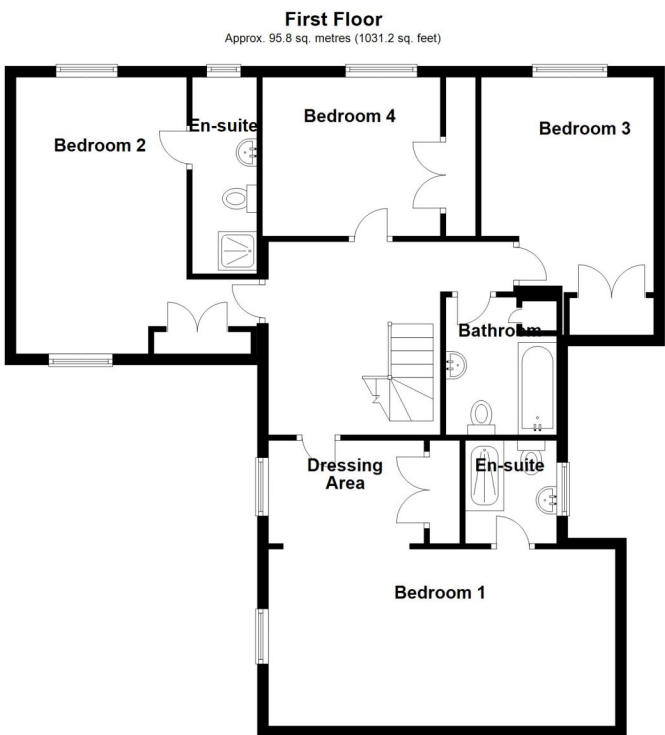


Millers Close, Ripplingale, Bourne

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	47 E	
21-38	F		
1-20	G		



Total area: approx. 199.3 sq. metres (2144.7 sq. feet)



25 Millers Close, Ripplingale, PE10 0TH

£400,000 Freehold

Winkworth are delighted to offer for sale this superbly presented and much improved four bedroom detached family home benefiting from, a bright and spacious lounge, an amazing bespoke kitchen/family room with granite worktops and upstands plus a centre island with solid oak worktop, utility room and downstairs cloakroom. On the first floor there is a master bedroom with vaulted ceiling, dressing area and newly fitted en-suite, guest bedroom with en-suite plus two further double bedrooms and family bathroom. Outside to the front there is an integral double garage and block paved and gravelled driveway and to the rear a generous lawned garden being fully enclosed by fencing.

Truly Stunning Four Bedroom Family Home | Internal Viewing Highly Recommended | Bespoke Kitchen Family Room | Double Garage and Driveway | Village Location | EPC Rating E

Winkworth Bourne | 01778392807 |
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winkworth.co.uk/bourne

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ACCOMMODATION

Door leading to

Entrance Hall - Stairs leading to first floor, karndean flooring, radiator, power points, understairs storage cupboard and double doors leading through to

Lounge - 16'1" x 14'1" (4.9m x 4.3m) A bright and spacious room with UPVC double glazed windows to the front and rear, two radiators, power points and tv point

Kitchen Family Room - 22'2" (6.76) x 13'1" (4) narrowing to 10' (3.05) x 3' (0.91) A truly stunning bespoke fitted kitchen by Intone kitchens in Bourne and finished in hand painted Farrow and Ball colours comprising double belfast sink with cupboard below, fantastic range of wall and base units, with centre island with solid oak worktop and built in Neff gas hob with extractor above built in draws and integrated bins below, further granite worktops with granite upstands, built in Neff twin ovens, integrated dishwasher, integrated fridge, under counter wine cooler, karndean flooring, UPVC double glazed French doors onto the rear garden and further UPVC double glazed window overlooking the garden and door leading through to

Utility Room - With fitted granite work surface with upstands, single drainer sink, space and plumbing for washing machine, space for tumble dryer, karndean flooring and door leading to garage and door leading through to



Downstairs Cloakroom - With low level WC, wash hand basin, part tiled walls, karndean flooring and UPVC double glazed frosted window

First Floor Landing - A velux window, access to the loft and door leading through to

Master Bedroom - 17'9" x 10' (5.4m x 3.05m) With feature vaulted ceiling, UPVC double glazed window overlooking the front, radiator, power points, archway through to

Dressing Room - 7'4" x 6'10" (2.24m x 2.08m) With fitted wardrobes, UPVC double glazed window over to the front and radiator

En-Suite - With newly fitted suite comprising, fully tiled shower cubicle, low level WC, wash hand basin, Velux window, part tiled walls, tiled flooring and two heated towel rails.

Bedroom Two - 16' x 14'3" (4.88m x 4.34m) Double aspect UPVC double glazed windows overlooking the front and rear, radiator, built in wardrobes, power points and door leading through to

En-Suite - With multipaneled shower cubicle, low level WC, wash hand basin, radiator and velux window

Bedroom Three - 13'3" x 10'8" (4.04m x 3.25m) UPVC double glazed window overlooking the rear, radiator, power points and built in wardrobes

Bedroom Four - 8'10" x 8'9" (2.7m x 2.67m) With built in double wardrobe, radiator, power point, downlighters and UPVC double glazed window overlooking the rear

Family Bathroom - A modern fitted suite comprising panelled bath, low level WC, wash hand basin, built in airing cupboard, velux window and radiator

Outside - To the front there is a driveway providing ample off road parking leading to a

Double Garage - 19'3" x 17'1" (5.87m x 5.2m) With two up and over doors, power and light

Rear Garden - With pergola covered seating area with raised beds, leading onto a generous lawned garden with fencing to all sides and side access

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

E