

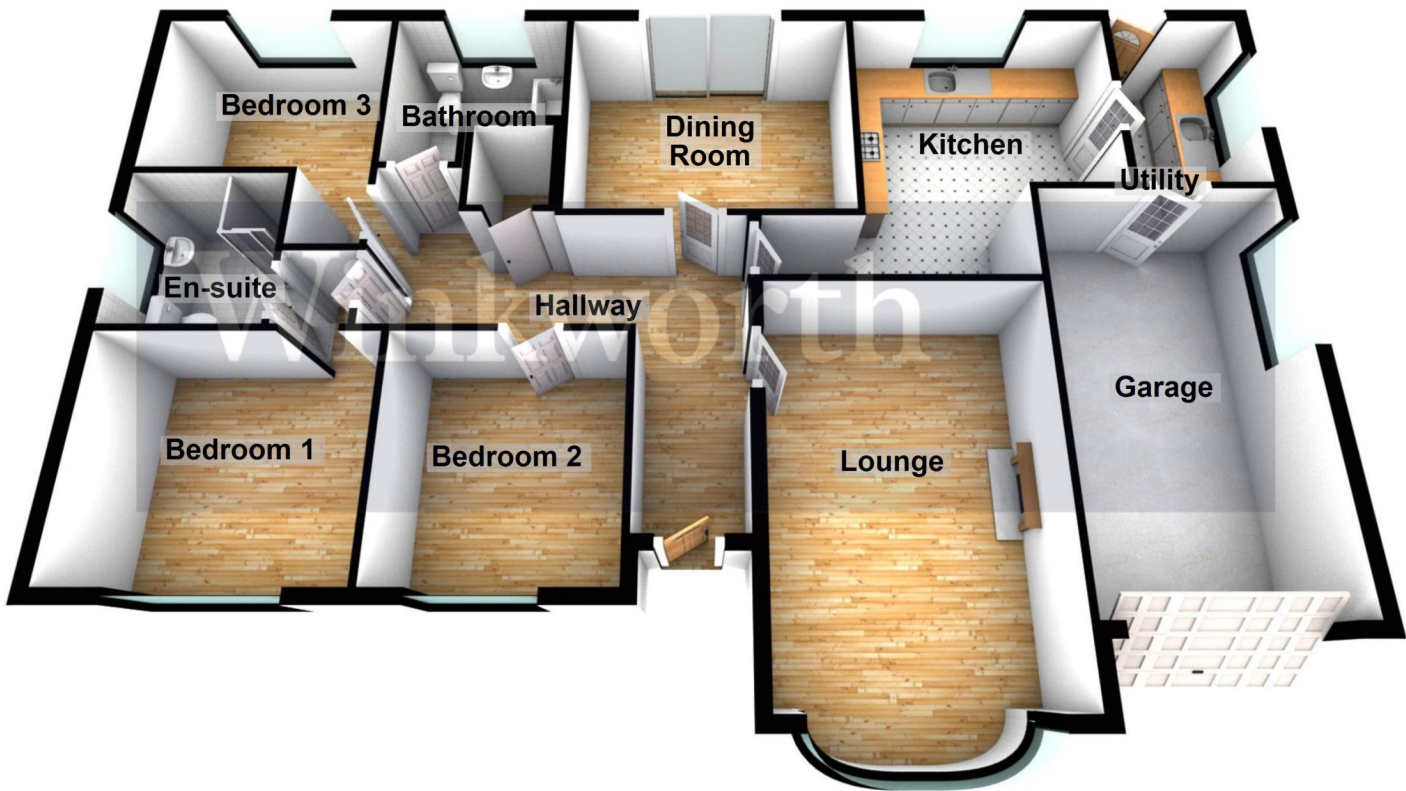
Siskin Close, Rippingale

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor



3 Siskin Close, Rippingale, PE10 0WD

£388,500 Freehold

Winkworth are delighted to offer for sale this truly stunning completely renovated three bedroom detached bungalow located in the popular village of Rippingale. The property offers fantastic accommodation with all principal rooms off the central entrance hall benefiting from, lounge with woodburning stove, separate dining room, bespoke fitted kitchen with utility room off, master bedroom with en-suite, two further bedrooms and luxury fitted bathroom. The property also benefits from, a new oil-fired combi boiler supplying hot water and central heating, hive thermostat and upvc double glazed windows and doors. Outside there is a block paved driveway providing ample off-road parking leading to a single garage with electric door. The rear garden is a generous size with paved patio leading to a well-stocked garden which is fully enclosed with greenhouse and side access.

Three Bedroom Detached Bungalow | Desirable Village Location | Single Garage | No Onward Chain | Master Bedroom With En Suite | EPC Rating - D

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ACCOMMODATION

Door Leading To:

**Entrance Hall** - Karndean flooring, coved ceiling, built in storage cupboard, radiator, telephone point, HIVE controller, access to the loft and door leading through to:

**Lounge** - 16'10" x 11'8" (5.13m x 3.56m) With upvc bay window overlooking the front, feature real woodburning stove, two radiators, coved ceiling, tv point and power points

**Dining Room** - 12'6" x 10'7" (3.8m x 3.23m) With upvc double glazed french doors onto rear garden, Karndean flooring, coved ceiling, radiator, tv point and power points

**Kitchen Diner** - 14'4" x 13'2" (4.37m x 4.01m) With newly fitted bespoke units comprising. ceramic one and a half bowl sink unit with cupboards underneath, excellent range of wall and base units built in double oven and hob with extractor above, integrated fridge/freezer, integrated dishwasher, upstands, wood effect flooring, upvc double glazed window overlooking the rear, coved ceiling, down lighters, radiator, tv point, power points and door leading through to:



**Utility Room** - 8'5" x 6' (2.57m x 1.83m) fitted work surface and Belfast sink, range of wall and base units, space and plumbing for washing machine, space for tumble dryer, radiator, wood effect flooring, window to the side, courtesy door to the garage door to the rear

**Master Bedroom** - 15' x 11'8" (4.57m x 3.56m) With upvc double glazed window overlooking the front, built in wardrobes, radiator, tv point, power points and door leading to:

**En Suite** - Newly fitted suite comprising walk in shower cubicle, low level WC, wash hand basin with cupboard below, fully tiled walls, tiled floor, chrome ladder radiator, extractor fan, shaver point and frosted window



**Bedroom Two** - 11'6" x 10' (3.5m x 3.05m) Upvc double glazed window overlooking the front, coved ceiling, radiator and power points

**Bedroom Three** - 11'6" x 10'4" (3.5m x 3.15m) With upvc double glazed window overlooking the rear, radiator and power points

**Shower Room** - New fitted suite comprising, walk in shower cubicle, low level WC, wash hand basin set in unit with cupboard below, tiled walls, tiled floor, chrome ladder radiator, extractor fan, shaver point and frosted window

**Outside** - To the front there is a SINGLE GARAGE measuring 18'8 x 10'1 with electric roller door, power points, light, window to the side, and new oil-fired combi boiler, supplying hot water and central heating. To the rear there is a paved garden with shrubs and trees being fully enclosed and private, there is also an outside tap, the oil tank and an 8 x 8 GREENHOUSE with two external power points and automatic roof vents.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

D

