

## East Street, Rippingale, 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	71
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 28 East Street, Rippingale, Bourne, Lincolnshire, PE10 0SS

£425,000 Freehold

A superbly presented individually built four-bedroom executive home located in this non estate position enjoying views over open fields in the popular village of Rippingale, giving easy access to Bourne and Peterborough with its main line train link to London Kings Cross. The property is presented in excellent condition throughout and benefits from having three separate reception rooms, a kitchen/breakfast room, utility room, four double bedrooms with built in wardrobes and a private south facing garden. We would strongly recommend an early internal viewing to appreciate the size and quality of accommodation on offer.

4 bedroom detached house | none estate location | 3 reception rooms | double garage | en-suite to the master bedroom | kitchen/breakfast room

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See things differently.



beam ceiling, double opening doors onto the rear garden, window overlooking the front, coved ceiling, television point, radiator and power points

**Dining Room** - 13'10" x 13 (4.22m x 13) with double opening doors onto the rear garden, window to the side, ceramic tiled flooring, coved ceiling, radiator, power points and door leading through to

**Study** - 13' x 9' (3.96m x 2.74m) with window overlooking the rear and side, telephone point, power points, TV point, radiator and coved ceiling

**First Floor Landing** - with window overlooking the front and rear, radiator, power points, built in airing cupboard housing hot water tank and shelving, coved ceiling

**Bedroom One** - 12'11" x 12'5" (3.94m x 3.78m) with built in double wardrobe, radiator, coved ceiling, power point, television point and door leading through to

**En-Suite Shower Room** - with shower cubicle with wall mounted shower, low level WC, wash hand basin, part tiled walls, frosted window, radiator and downlighters

**Bedroom Two** - 13'1" x 10' (4m x 3.05m) with built in double wardrobe, window overlooking the rear, radiator, coved ceiling and power points

**Bedroom Three** - 12'8" x 9' (3.86m x 2.74m) with built in wardrobe, window overlooking the rear, radiator, power points and coved ceiling

**Bedroom Four** - 12'5" x 9'3" (3.78m x 2.82m) with built in wardrobe, window overlooking the front, radiator, power points and coved ceiling

**Bathroom** - having a modern fitted suite comprising panel bath with shower attachment, separate shower cubicle with wall mounted shower, low level WC, wash hand basin, bidet, part tiled walls, radiator and frosted window

**Outside Front** - there is a large gravelled driveway providing ample parking and pathway leading to the front door with electronic gates leading through to further gravelled driveway and access to

**Double Garage** - with two up and over doors, power and light

**Rear Garden** - is a lovely well tended rear garden with a wide variety of flower and shrub borders, being beautifully maintained by the present vendors

#### LOCAL AUTHORITY

South Kesteven District Council

#### TENURE

Freehold

#### COUNCIL TAX BAND

E

#### ACCOMMODATION

##### Door leading through to:

**Entrance Hall** - with staircase to first floor, ceramic tiled flooring, radiator, power points, built in storage cupboard, exposed beamed ceiling, central heating thermostat, telephone point and door leading through to

**Kitchen/Breakfast Room** - 15' x 12'2" (4.57m x 3.7m) with modern fitted units comprising one and a half bowl sink unit with cupboard below, excellent range of wall and base units, space for range cooker, integrated dishwasher, integrated fridge, ceramic tiled flooring, part tiled walls, window overlooking the front, downlighters, telephone point, power points, coved ceiling and door leading through to

**Utility Room** - 9'4" x 8'3" (2.84m x 2.51m) single drainer sink unit with cupboards below, space and plumbing for washing machine, boiler supplying hot water and central heating, space for fridge freezer, ceramic tiled flooring, coved ceiling, power points, door and window to the side

**Downstairs Cloakroom** - with low level WC, wash hand basin with tiled splash back, ceramic tiled flooring, radiator and extractor fan

**Lounge** - 21'10" x 12'4" (6.65m x 3.76m) a lovely bright and spacious room with attractive brick built open fire, exposed

