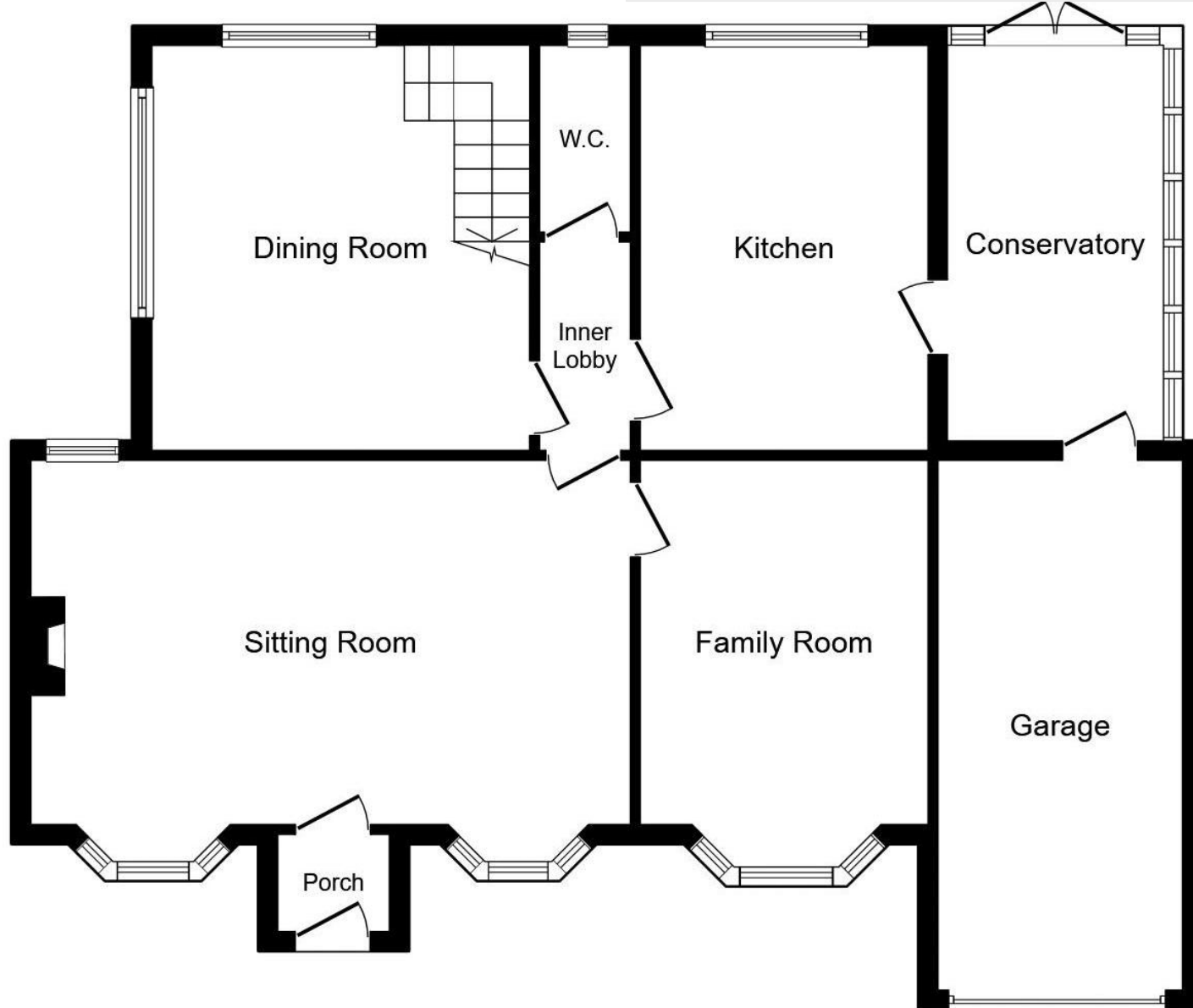


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## 22 Middle Street, Rippingale, Bourne, Lincolnshire, PE10 0SU

£300,000 Freehold

GUIDE PRICE £300,000 to £320,000 Winkworth are delighted to offer for sale this charming four bedroom period home located in this none estate position in the popular village of Rippingale with no ongoing chain. The property is in need of updating throughout and offers spacious family accommodation benefiting from, lounge, family room and dining room, kitchen with conservatory off and on the first floor four bedrooms and a spacious bathroom. Outside there is an established lawned front garden with driveway providing ample off road parking leading to a single garage. To the rear there is a good sized lawned garden with mature trees and shrubs providing a good degree of privacy and space to extend (stpp) to improve further. Please call 01778 392807 for more information.

Four Bedroom Period Home | Spacious Family Accommodation | Generous Garden With Good Degree Of Privacy | No Ongoing Chain | Semi-Rural Village Location | Ample Off Road Parking With A Single Garage | Council Tax Band E

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

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.

**Winkworth**

winkworth.co.uk/bourne

See things differently.



## ACCOMMODATION

**Porch** - With door leading to

**Lounge** - 23' x 12'1" (7m x 3.68m) With feature open fireplace, two walk in bay windows overlooking the front, radiator, power points and door to.

**Family Room** - 14'6" x 9'6" (4.42m x 2.9m) With bay window overlooking the front, radiator and power points.

**Dining Room** - 13'3" x 12' (4.04m x 3.66m) With windows overlooking the rear and side, stairs leading to the first floor, radiator and power points.

**Kitchen** - 12' x 10' (3.66m x 3.05m) With fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in oven and hob, space and plumbing for washing machine, space for fridge freezer, oil boiler supplying hot water and central heating, window overlooking the rear and door to.

**Conservatory** - 14'3" x 8'1" (4.34m x 2.46m) With upvc double glazed windows and doors to the rear garden, radiator and door to the garage.



**Inner Lobby** - With door to.

**Downstairs Cloakroom** - With low level wc, wash hand basin and frosted window.

**First Floor Landing** - With door leading to.

**Bedroom One** - 13'6" x 12' (4.11m x 3.66m) With windows to the rear and side, radiator, power points and door to.

**En-Suite** - With shower cubicle with Mira shower.

**Bedroom Two** - 12' x 10'6" (3.66m x 3.2m) With bay window overlooking the front, radiator and power points.

**Bedroom Three** - 12'9" x 9' (3.89m x 2.74m) With bay window overlooking the front, radiator and power points.

**Bedroom Four** - 12'6" x 8'9" (3.8m x 2.67m) With bay window overlooking the front, radiator and power points.

**Family Bathroom** - Fitted suite comprising, panelled bath with shower and glass screen, his and hers sinks, low level wc, bidet, built in airing cupboard and frosted window.

**Outside** - To the front there is a walled garden being lawned with mature trees and driveway providing ample off road parking leading to a SINGLE GARAGE (18'6" x 8'6") with up and over door, power and light. The rear garden is a particular feature measuring over 100ft in length being mainly lawned with a wide variety of trees and shrubs proving an excellent degree of privacy.

## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

E