

Station Street, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(56-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 211.1 sq. metres (2272.6 sq. feet)



81 Station Street, Ripplingale, Bourne, PE10 OSX

£575,000 Freehold

Winkworth are delighted to offer for sale this stunning five bedroom detached character home located in an off road position with fantastic 100ft plus garden backing onto fields. The property has been much improved and extended by the current vendors and boasts an impressive oak entrance hall/office with oak staircase, lounge with dual multi burning stove, separate dining room, kitchen with granite worktops and utility room. Upstairs there is a large master bedroom with vaulted ceiling and Juliette balcony overlooking the rear garden with luxury fitted en-suite, four further bedrooms and family bathroom. Outside to the front there is a gravelled driveway leading to an oversized garage. The rear garden is a particular feature measuring over 100ft in length with a wide variety of shrubs and trees backing onto open fields making this home a must view. Please call 01778 392807 for more information.

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Stunning Five Bedroom Detached Character Home | 100ft plus Garden Backing onto Fields | Master With En Suite & Juliette Balcony | Oversized Single Garage | Water Softener | EPC Rating TBC

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ACCOMMODATION

Door Leading Through To

Entrance Vestibule - With impressive floor to ceiling picture windows with oak frame, oak staircase leading to the first floor, tiled flooring, Victorian style radiator, power points, door leading through to the lounge and door to

Utility Room - 9'9" x 7'8" (2.97m x 2.34m) With fitted work surface, space and plumbing for washing machine and tumble dryer, Victorian style radiator, tiled flooring, door leading to the rear garden, door to the garage and door leading through to

Downstairs Cloakroom - Low level WC, wash hand basin, Victorian style radiator, tiled flooring

Lounge - 19'11" x 14'7" (6.07m x 4.45m) With dual aspect wood burning stove, sliding doors leading to the rear garden with further windows to the front and side, Victorian style radiators, TV point, power points, door leading through to

Kitchen - 12'5" x 12'4" (3.78m x 3.76m) With fitted units comprising Belfast sink with cupboard below, granite worktops, range of wall and base units, walk-in pantry with space for fridge and water softener, built in electric cooker with extractor above, free standing dishwasher, tiled flooring, beamed ceiling, Victorian style radiator, windows overlooking the front and side, and door leading through to



Hallway - With stairs leading to the first floor and door leading through to

Dining Room - 13'11" x 13'2" (4.24m x 4.01m) With attractive wood burning stove, UPVC double glazed windows to the front and side, radiator, beamed ceiling, daido rail and power points

First Floor Mezzanine Landing - Which has got feature floor to ceiling picture windows, door leading through to

Bedroom One - 16'10" x 12'9" (5.13m x 3.89m) With French doors and window leading onto Juliet balcony with views over the rear garden, vaulted ceiling, Victorian style radiator, power points, and door leading through to

En Suite - Luxury fitted suite comprising impressive fully tiled walk-in shower, freestanding Victorian style bath, his and hers sink, low level WC, tiled flooring, vaulted ceiling, heated towel rail, and UPVC double glazed window

Bedroom Two - 13'1" x 12'7" (4m x 3.84m) With windows overlooking the front and rear, built in wardrobes, stripped wooden floorboards, radiator and power points, door leading through to

Landing - Further staircase leading to the ground floor, window overlooking the side, built in airing cupboard, with access to the loft

Bedroom Three - 12'5" x 9'9" (3.78m x 2.97m) With window overlooking the front, built in over stairs storage cupboard, radiator and power points

Bedroom Four - 13'2" x 6'9" (4.01m x 2.06m) With window overlooking the front, beamed ceiling, radiator and power points

Bedroom Five - 10' x 6'3" (3.05m x 1.9m) With window overlooking the rear, beamed ceiling, radiator and power points

Family bathroom - With freestanding bath with shower attachments, separate shower cubicle, low level WC, wash hand basin, heated towel rail, part tiled walls, and frosted window

Outside - To the front there is a gravelled driveway providing off road parking leading to an OVERSIZED GARAGE (18'1" x 12'10") The rear garden extends to over 100ft in length and is well stocked by mature trees and shrubs. To the rear of the garden there is an attractive water feature and pond with a raised patio to the side overlooking open fields providing a relaxing sitting area. There is also a timber shed, summer house and greenhouse.