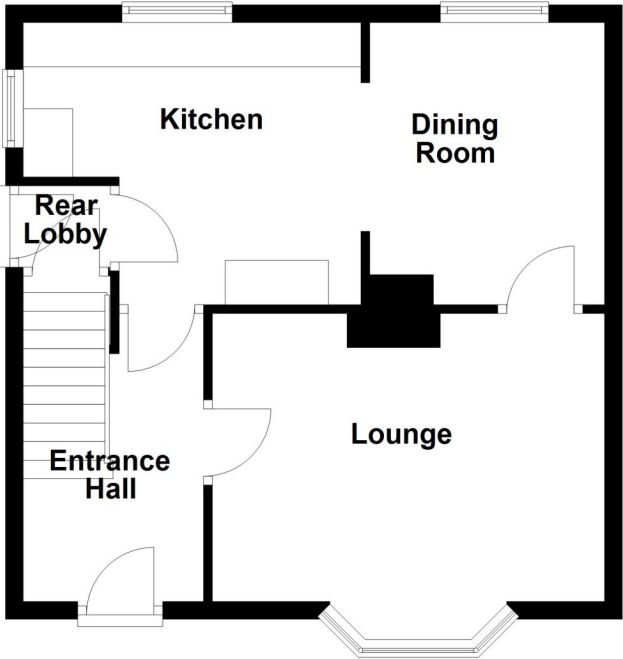


EPC TO FOLLOW

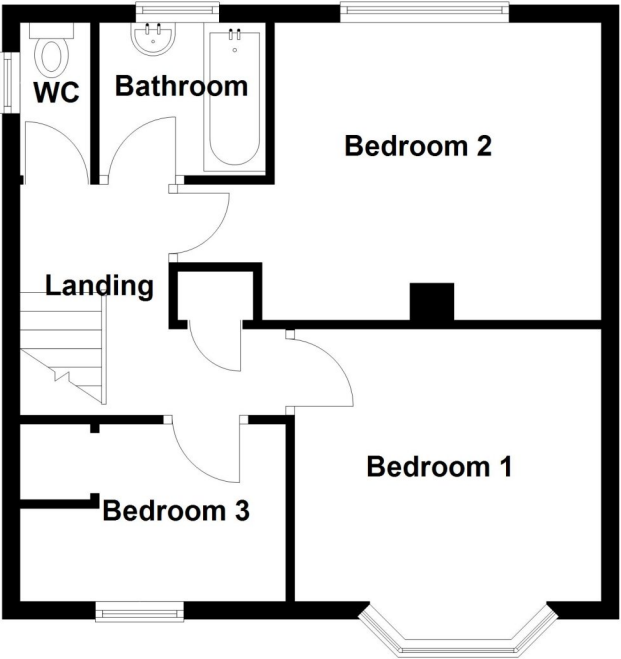
**Ground Floor**

Approx. 43.3 sq. metres (466.1 sq. feet)



**First Floor**

Approx. 43.3 sq. metres (466.1 sq. feet)



Total area: approx. 86.6 sq. metres (932.2 sq. feet)



**36 Dovecote Estate, Rippingale, Bourne, Lincolnshire, PE10 0SY**

**£179,950 Freehold**

This ex-council home provides a fantastic opportunity for buyers looking to modernise and put their own stamp on a property. The ground floor features an entrance hall leading to a bright front lounge with bay window, and a separate dining room overlooking the garden. The kitchen sits to the rear with access to a useful lobby and the garden beyond. Upstairs there are three well-proportioned bedrooms, a family bathroom and a separate WC. The layout lends itself well to reconfiguration or modernisation if desired. Outside, the property really stands out — set behind a gated front garden with lawn and pathway, while to the rear is a substantial, mature garden offering excellent space for families, keen gardeners or anyone looking for scope to extend (subject to planning). There is also a shed and plenty of storage options. Although requiring updating throughout, this solid home offers superb potential in a popular village setting and would make an ideal first home, investment, or project property.

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

[winkworth.co.uk/bourne](http://winkworth.co.uk/bourne)

See things differently.





**Bedroom One** - 11'5" x 10'5" (3.48m x 3.18m) With double glazed bay window to the front, storage heater and power points.

**Bedroom Two** - 15'2" x 11'1" (4.62m x 3.38m) With double glazed window to the rear and power points.

**Bedroom Three** - 9'7" x 7'8" (2.92m x 2.34m) With double glazed window to the front, built in storage cupboard and power points.



**Bathroom** - With panelled bath, wash hand basin, heated towel rail and double glazed window.

**Separate WC** - With low level wc and double glazed window.

**Outside** - Outside to the front there is a gated driveway providing ample off road parking with the possibility to create more parking if required. The rear garden is a particular feature being East facing and a generous size being mainly lawned with a large patio area, timber shed and fully enclosed by fencing with side access.

**ACCOMMODATION**

**Entrance Hall** - With stairs leading to the first floor, storage heater and door leading to:

**Lounge** - 14'7" x 10'7" (4.45m x 3.23m) With feature real open fireplace, double glazed window to the front, storage heater, power points and door leading to:

**Dining Room** - 10'6" x 8'9" (3.2m x 2.67m) With double glazed window overlooking the rear, power points and open to:

**Kitchen** - 12'8" x 10'6" (3.86m x 3.2m) With fitted units comprising, single drainer sink with cupboard below, good range of wall and base units, space for cooker, space and plumbing for washing machine, space for dishwasher, space for fridge freezer, part tiled walls, vinyl flooring, upvc double glazed windows to the rear and side and door to:

**Rear Lobby** - With under stairs storage cupboard, vinyl flooring and door to the side.

**First Floor Landing** - With built in airing cupboard housing hot water tank and immersion heater and door leading to:



**LOCAL AUTHORITY**

South Kesteven

**TENURE**

Freehold

**COUNCIL TAX BAND**

A