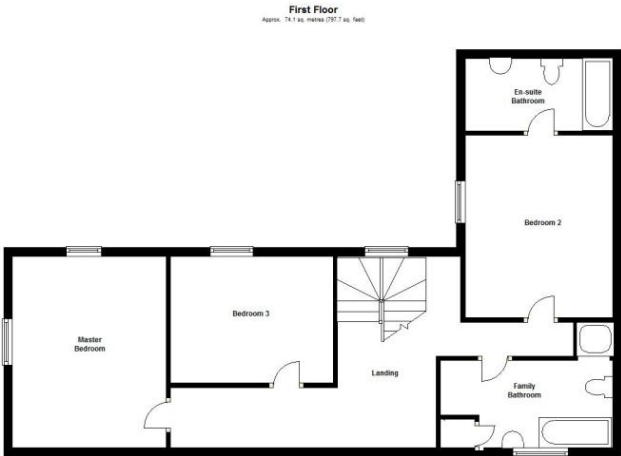
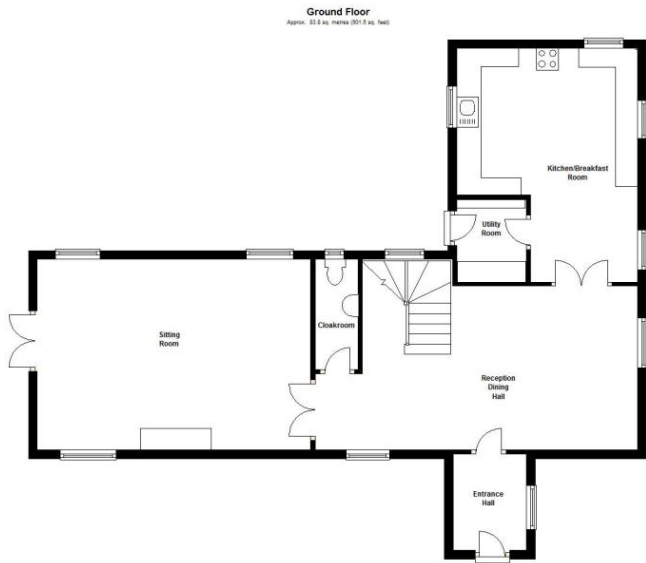


The Old Mill, Grinders Lane, Rippingale, Lincolnshire

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	
		61		39	55



Total area: approx. 107.9 sq. metres (1149.3 sq. feet)



The Old Mill, Grinders Lane, Rippingale, Lincolnshire, PE10 0SZ

£425,000 Freehold

Winkworth Estate Agents are delighted to offer for sale this detached three bedroom barn conversion in a non-estate location, nestled down a quiet private lane with approximately 1/3 acre plot offering views onto open fields. The property is offered for sale in excellent condition throughout and benefits from, lounge with fireplace and multi fuel burner, exposed brick walls, beamed ceilings, modern fitted kitchen/dining room, impressive entrance hall/dining room, master bedroom with en-suite and sweeping gravelled carriage driveway leading to double detached garage. This property is full of character and charm and is set in such an idyllic plot it simply must be viewed to be appreciated.

Three Bedroom Detached Barn | Detached Double Garage | 1/3 Acre Plot | Village Location | Orchard | EPC Rating E

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See things differently.



ACCOMMODATION

Door Leading To:

Entrance Porch - With stone flooring, radiator, window to the side and door leading through to:

Reception Dining Hall - 24'9" x 9'8" (7.54m x 2.95m) Staircase leading to the first floor, exposed beam ceiling, stone flooring, windows overlooking the front and side, down lighters, under stairs storage cupboard and door leading through to:

Cloakroom - Low level WC, wash hand basin with tiled splash back, stone flooring and frosted glazed window.

Sitting Room - 20'11" x 14'9" (6.38m x 4.5m) Attractive brick fireplace with multi-fuel burner, French doors on to the rear garden, window overlooking the side, radiators, exposed brick wall, power points and TV point.

Kitchen Breakfast Room - 20'2" (6.15) x 13'9" (4.2) narr. 8'2" (2.5) Modern fitted units comprising one and half bowl sink unit with cupboard below, excellent range of wall and base units, space for range cooker, space and plumbing for dishwasher, space for fridge freezer, stone flooring, window overlooking the rear garden, radiator, power points and door leading through to:



Utility Room - 8'1" x 5'5" (2.46m x 1.65m) Fitted work surface, single drainer sink, range of wall and base units, space and plumbing for washing machine, oil fired boiler supplying hot water and central heating, stone flooring and door leading to the rear garden.

First Floor Landing - Window overlooking the rear garden, radiator, access to the loft and door leading through to:

Master Bedroom - 14'2" x 10'5" (4.32m x 3.18m) Window overlooking the rear garden, radiator, power points and door leading through to:

En Suite - Three piece suite comprising low level WC, panelled bath, wash hand basin, tiled flooring, radiator and extractor fan.

Bedroom Two - 13'6" x 10'3" (4.11m x 3.12m) Being double aspect with views over the rear garden, radiator, power points and fitted wardrobes.

Bedroom Three - 13'5" x 9'9" (4.1m x 2.97m) Window overlooking the rear garden, radiator, power points and access to the loft.

Family Bathroom - Panelled bath, separate shower cubicle with wall mounted shower, low level WC, wash hand basin, part tiled walls, tiled flooring, down lighters and frosted glazed window.

Outside To The Front - There is a sweeping gravelled carriage driveway providing ample off road parking leading to a detached double garage with up and over door, power and light.

Outside To The Rear - The overall plot is approximately 1/3 acre with landscaped gardens including paved patio area leading onto a good size lawned garden with mature trees and shrubs with views across open fields.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D

