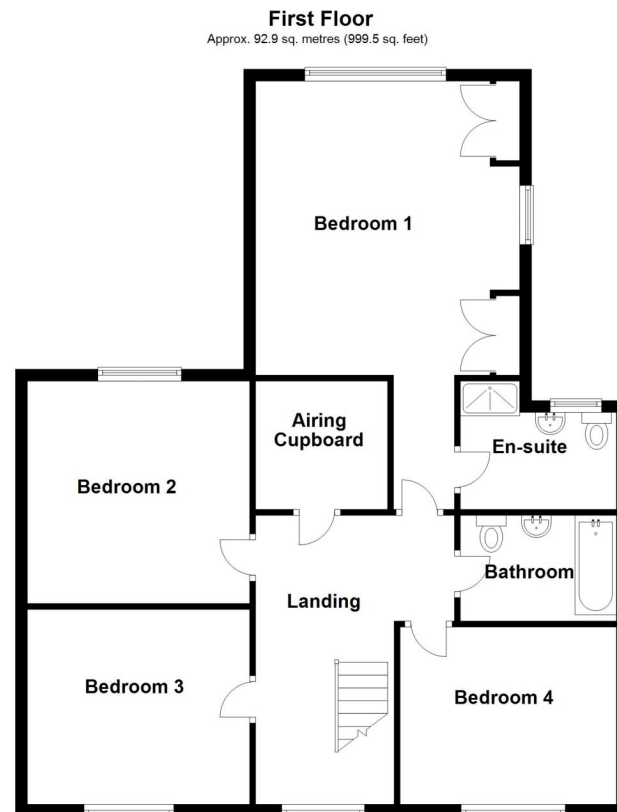
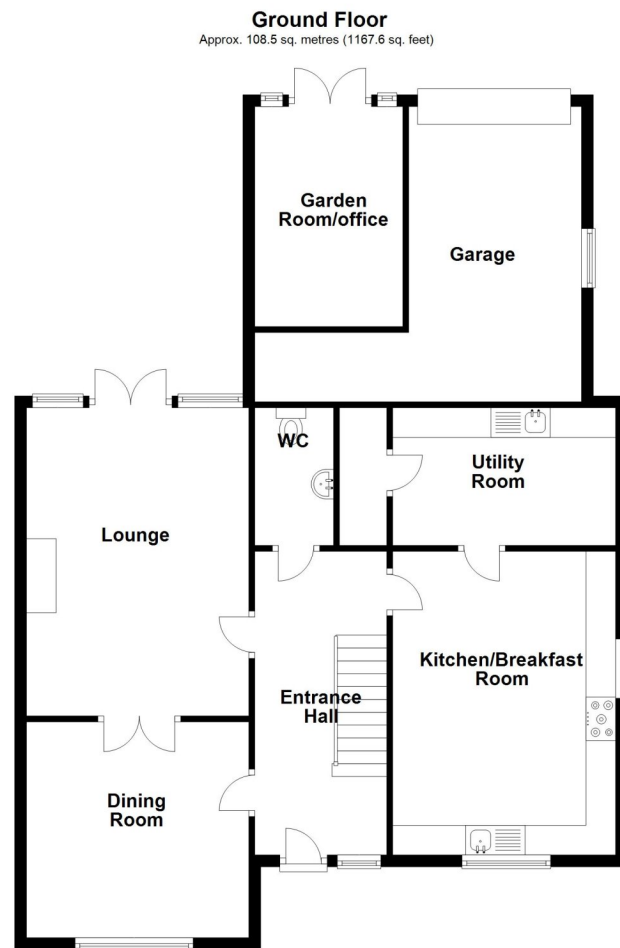


## Newlands, Doctors Lane, Rippingale, Lincs

*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.*

EPC To Follow



Total area: approx. 201.3 sq. metres (2167.2 sq. feet)



## Newlands, 1a Doctors Lane, Rippingale, Lincs, PE10 0ST

£430,000 Freehold

Winkworth Estate Agents are pleased to offer for sale this deceptively spacious Architect designed four-bedroom house located in this sought after village that really must be viewed to appreciate. The property is well presented throughout and benefits from, lounge and separate dining room, modern fitted kitchen/breakfast room with utility off, spacious master bedroom with en-suite, three further double bedrooms and family bathroom. Outside is a double garage, half of which has been converted into a sunroom or a home office ideal for buyers looking to work from home. There are also generous front and rear gardens with gated driveway providing ample off-road parking.

Four Bedroom Detached House | Off Street Parking | Prime Village Location | Garage |  
EPC Register TBC | Council Tax Band D

Winkworth Bourne | 01778392807 |  
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## ACCOMMODATION

**Entrance Hall** - Fully carpeted with stairs to the first floor and radiator.

**Cloakroom** - Two-piece suite comprising low level WC and wash hand basin, radiator, tiled flooring and extractor fan.

**Lounge** - 16ft 10ins x 12ft 1ins with feature stone fireplace with wood burner, TV point, two radiators, double glazed window to the side and French doors on to the rear garden and double-glazed doors to dining room.

**Dining Room** - 12ft 1ins x 11ft 4ins Double glazed window overlooking the front garden and radiator.

**Kitchen/Breakfast Room** - 15ft 8ins x 11ft 11ins Fitted with a range of base, drawer and wall mounted units, fitted work surfaces, single drainer sink unit with mixer tap over and tiled splashbacks, integrated dishwasher, integrated fridge, tiled flooring, radiator and double-glazed windows to the side and overlooking the front.

**Utility Room** - 11ft 11ins x 7ft 3ins Sink with mixer tap over and tiled splashbacks, worktop with base units under, tiled floor, space and plumbing for washing machine, walk in cupboard, water softener and door to side.



**First Floor Landing** - Access to boarded loft space, radiator, large walk-in airing cupboard with shelving and double-glazed window to the front.

**Bedroom One** - 15ft 11ins x 15ft 9ins Built-in wardrobes, double glazed windows to the side and to the rear, TV point and radiator.

**En Suite** - Three-piece suite comprising shower cubicle, wash hand basin and low-level WC, double glazed window to rear and tiled to half height plus radiator.

**Bedroom Two** - 12ft 1ins x 9ft 6ins Double glazed window to the rear and radiator.

**Bedroom Three** - 12ft 1ins x 9ft 11ins Double glazed window to the front and radiator.

**Bedroom Four** - 12ft x 8ft 2ins Double glazed window to front aspect and radiator.

**Family Bathroom** - Being fully tiled, three-piece suite comprising low level bath with shower over, wash hand basin and low-level WC, radiator and double-glazed window to the side.

**Outside** - The front and side gardens are enclosed by hedging and fencing. Both are laid to lawn with flower beds and centre feature in the front. There is a gravelled driveway providing ample off-road parking leading to the garage. The rear is enclosed, laid to lawn with a variety of shrubs and flowers and paved patio area. Log store and storage area to the East of the house.

**Garage** - Formerly a double garage now offering a single garage, store room and a sun room measuring approx. 11ft 2ins x 7ft 11ins. The sun room has double glazed french windows to the garden and a window to the side.

## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

E

