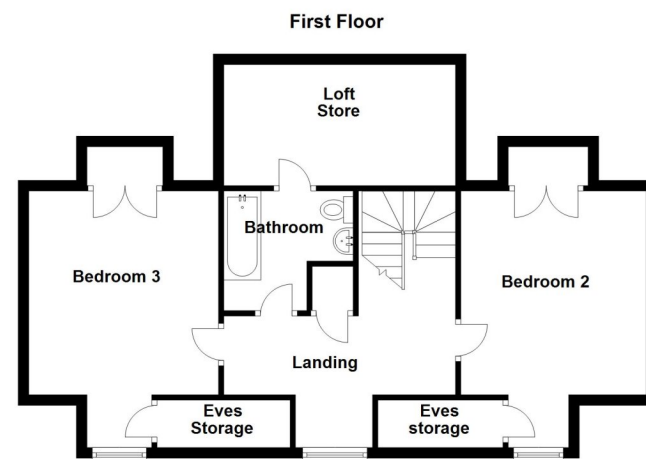
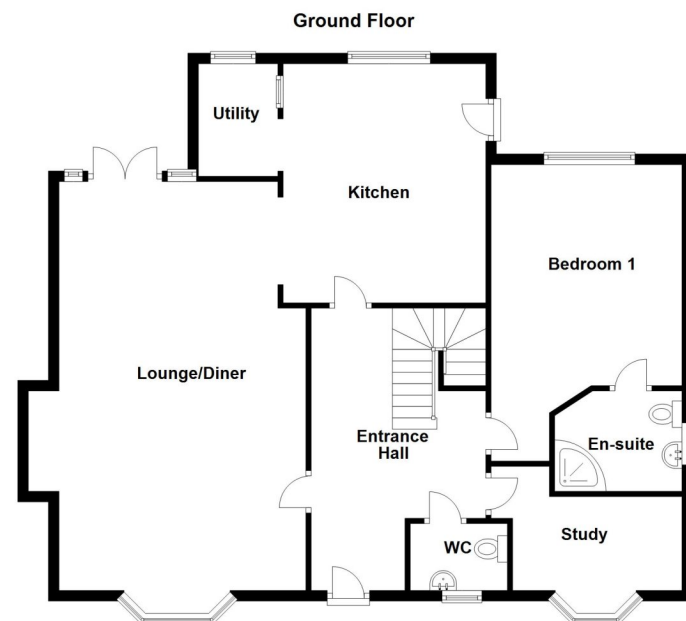


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## 2A, Wendover Close, Rippingale, Bourne, Lincolnshire, PE10 0TQ

£350,000 Freehold

Winkworth are delighted to offer for sale this individual very well presented three/four bedroom chalet house with flexible accommodation. Built in 2005 the property offers an entrance hall with downstairs cloakroom, spacious lounge dining room with bay window, study/bedroom four, master bedroom with en-suite shower room and kitchen with utility room off. On the first floor there are two generous double bedrooms and a family bathroom. Outside there is a garage and driveway to the side providing ample off road parking and to the rear an established courtyard garden.

3 Bedrooms | Entrance Hall | Lounge/Dining Room | Kitchen | Utility Room | En-Suite Shower Room | Family Bathroom | Outside

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.co.uk/bourne

See things differently.





## ACCOMMODATION

**Entrance Hall** - With turning staircase to the first floor, under stairs storage cupboard, under floor heating, and door leading to.

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

**Lounge/Dining Room** - 25'3" x 15'3" (7.7m x 4.65m) A bright and spacious room with attractive brick fireplace with electric woodburning stove, bay window overlooking the front and french doors onto the rear garden, under floor heating and archway to.

**Kitchen** - 14'10" x 12'2" (4.52m x 3.7m) Fitted with 1½ bowl china sink unit, range of base units incorporating cupboards & drawers with worksurfaces and wall cupboards above, John Lewis induction hob with extractor above and adjacent an eye level electric double oven. Plumbing for a dishwasher, island unit having cupboards and incorporating a breakfast bar, under floor heating, sealed unit double glazed window to the rear, stable door to the garden. Opens to:

**Utility Room** - 7' x 5' (2.13m x 1.52m) Housing 'Worcester' oil fired central heating boiler, plumbing for an automatic washing machine, eye level cupboard, sealed unit double glazed window to the rear, feature exposed wooden beams and herringbone brickwork providing the dividing partition between the utility and kitchen.



**Bedroom One** - 17'3" x 10'6" (5.26m x 3.2m) With sealed unit double glazed window to the rear, extensive range of fitted bedroom furniture comprising wardrobes and additional unit with drawers, under floor heating.

**En-Suite Shower Room** - With low level WC, wash hand basin, shower cubicle, sealed unit double glazed window to the side.

**Study/Bedroom Four** - 10'6" x 6' (3.2m x 1.83m) With bay window to the front and under floor heating.

**First Floor Landing** - With airing cupboard, walk in sealed unit double glazed dormer window to the front. Radiator. Velux double glazed window to the rear.

**Bedroom Two** - 13'9" x 11'5" (4.2m x 3.48m) With 2 radiators, built in shirt wardrobe with hanging rail, walk in sealed unit double glazed dormer window to the front.

**Bedroom Three** - 13'9" x 10'9" (4.2m x 3.28m) With 2 radiators, built in shirt wardrobe with hanging rail, walk in sealed unit double glazed dormer window to the front.

**Family Bathroom** - With low level WC, pedestal wash hand basin, panelled bath with shower attachment to taps, heated towel rail, velux double glazed window to the rear, access to loft space, extractor fan.

## Outside - Front Garden

There is a hedge to the front boundary with pathway serving the front door. The remainder of the front garden is laid to lawn. Alongside the property a driveway provides off road parking for a number of vehicles and access to:

Large Garage

21' 5" x 10' 0" (6.52m x 3.06m)

With electric up and over door, light & power, window and door to the side.

Rear Garden

This has a paved patio, and stepped garden set with bushes and shrubs. There is screened off a utilities garden area where the oil tank is housed and ideal for the refuse bins.



## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

E