

77A, 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	69	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



77A, Station Street, Ripplingale, Bourne, PE10 OSX

£399,950 Freehold

We are delighted to offer for sale this bespoke built four bedroom Chalet located on an off road position with views across open fields. The property offers versatile accommodation benefiting from, lounge with open fire, study, kitchen/dining room with utility room off, master bedroom with en-suite and further cloakroom. On the first floor the second bedroom benefits from a jack and jill en-suite bathroom, the third bedroom also benefits from an en-suite plus a further bedroom. Outside there is a large gravelled driveway providing ample off road parking leading to a larger than average garage and to the rear a lovely lawned garden backing onto open fields. Please call 01778 392807 for more information.

Four Bedroom Detached Chalet Bungalow | Master with en Suite | Guest Rooms with En Suite | Oversized Garage and Driveway | EPC Rating C | Council Tax Band D

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 tiled flooring, built in airing cupboard, stairs leading to the first floor, under stairs storage cupboard, radiator and door leading to.

Cloakroom - With low level wc, wash hand basin, tiled flooring and extractor fan.

Lounge - 19'8" x 12'11" (6m x 3.94m) With attractive feature fireplace with real open fire, upvc double glazed bay window to the front, sliding doors to the rear garden, radiator and power points.

Study - 9'3" x 7'6" (2.82m x 2.29m) With upvc double glazed window to the rear, radiator and power points.

Kitchen/Dining Room - 19'8" (6) x 14'4" (4.37) (narrowing to 11'3" (3.43)) With modern fitted units comprising, excellent range of wall and base units complemented with granite worktops, inset sink with cupboard below, built in double oven, ceramic hob with extractor above, integrated dishwasher, space for fridge freezer, tiled flooring, upvc double glazed window and door to the rear, radiator and door leading to.

Utility Room - 9'7" x 7'4" (2.92m x 2.24m) With fitted units, single drainer sink, space and plumbing for washing machine and tumble dryer, tiled flooring, radiator and door to the side.



Bedroom One - 15'9" x 10'9" (4.8m x 3.28m) With upvc double glazed window to the front, radiator, power points and door leading to.

En-Suite Shower Room - With walk in shower cubicle, low level wc, wash hand basin, part tiled walls, heated towel rail, tiled flooring and frosted window.

First Floor Landing - With Velux windows to the front and rear and door leading to.

Bedroom Two - 17'11" (5.46) x 14'3" (4.34) (narrowing to 9'7" (2.92)) With upvc double glazed window to the rear, radiator, power points and door leading to.

Jack & Jill Bathroom - With panelled bath, low level wc, wash hand basin, heated towel rail and Velux window.

Bedroom Three - 12'3" x 12' (3.73m x 3.66m) With upvc double glazed window to the rear, radiator, power points and door leading to.

En-Suite - With shower cubicle, low level wc, wash hand basin, heated towel rail and Velux window.

Bedroom Four - 10'6" x 8'3" (3.2m x 2.51m) Upvc double glazed window to the rear, radiator and power points.



Outside - To the front there is a large gravelled driveway providing ample off road parking leading to a further block paved area with access to an OVERSIZED GARAGE (18'5" x 13'5") with up and over door, power and light and window to the side. The rear garden has a patio area leading onto a lawned garden with views across open fields.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D

