



24 High Street, Rippingale, Bourne, PE10 0SR

£340,000 Freehold

Winkworth are delighted to offer for sale this charming three bedroom semi detached cottage with a wealth of character and charm located in the popular village of Rippingale. The property has been much improved by the current vendors and benefits from, lounge with woodburning stove, conservatory, downstairs cloakroom, kitchen/dining room and utility room. Upstairs there are three well-proportioned bedrooms and a modern bathroom suite. The property also benefits from stripped wooden doors, wooden floor boards, feature fireplaces, oil fired central heating to radiators and upvc double glazed windows. Outside there is a generous front garden with a gated driveway providing off road parking and to the rear a lovely enclosed garden with brick built outbuildings which includes a workshop, store room and outside toilet. Please call 01778 392807 for more information.

Three Bedroom Semi Detached House | Wealth of Character and Charm | Brick Outbuilding | Gated Gravel Driveway | Internal Viewing Highly Recommended! | EPC Rating E

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Utility Room - 9'11" x 7'6" (3.02m x 2.29m) having fitted base unit with Belfast sink, plumbing for washing machine, space & plumbing for tumble dryer, window to the side and rear aspects, water softener, built in storage cupboard and radiator

First Floor Landing - with window to the rear aspect, access to the loft

Bedroom One - 16'3" x 8'7" (4.95m x 2.62m) with window to the front aspect, stripped floorboards, cast iron fireplace, radiator

Bedroom Two - 12'8" x 11'7" (3.86m x 3.53m) with window to the front aspect, stripped floorboards, cast iron fireplace, radiator.

Bedroom Three - 12'8" x 6'7" (3.86m x 2m) with window to the rear aspect, stripped floorboards, radiator

Family Bathroom - 12'6" x 8'8" (3.8m x 2.64m) A fantastic newly fitted suite comprising, walk in shower cubicle, high level wc, wash hand basin, part panelled walls, two heated towel rails, stripped wooden flooring and frosted window.



Outside - to the front the property is approached by a gated gravel driveway providing parking with gate to lawned garden with pathway to front door. To the rear the garden is mature and private with paved patio area, gravelled area and lawned garden with a variety of mature shrub borders.

Brick Outbuilding

Workroom/Office - 11'7" x 10' (3.53m x 3.05m) with window to the front aspect, Belfast sink, power and light connected, tiled flooring. This could be utilized in various ways subject to any relevant planning

Outside Toilet - having high level wc, tiled flooring, window to the rear aspect

Store - with power and light connected, tiled flooring

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C

ACCOMMODATION

Part Glazed Door Leading To:

Entrance Hall - tiled flooring, and stripped wooden doors

Cloakroom - having low level WC, wash hand basin, tiled flooring and extractor fan

Lounge - 17'3" x 12'6" (5.26m x 3.8m) window to the front aspect, high skirting & picture rail, attractive feature fireplace with woodburning stove, stripped wooden flooring, radiator, TV point, double doors to:

Conservatory - 9'10" x 8'11" (3m x 2.72m) being brick and UPVC construction, ceramic tiled flooring, radiator

Kitchen/Diner - 18'3" x 12'3" (5.56m x 3.73m) lovely cottage style kitchen comprising a range of solid wood base and eye level units with solid pine work surfaces, Belfast sink, alcove with oak beam with space for range cooker, plumbing for dishwasher, window to the front aspect, door to the side aspect, ceramic tiled flooring, two radiators, storage cupboard housing boiler supplying hot water and central heating, doors to utility room and stairs to first floor

