32 High Street, Rippingale

NEWTON FALLOWELL

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Key Features

- No Onward Chain
- Immaculatley Presented Three Bedroom Detached Bungalow
- Sought After Village Location
- South Facing Rear Garden
- Block Paved Driveway and Single Garage
- Three Double Bedrooms
- Council Tax Band - D
- EPC Rating C
- Freehold

Offers in excess of £350,000

NO ONWARD CHAIN

Situated within the highly sought-after village of Rippingale is this stunning three-bedroom detached bungalow. The property boasts a stunning kitchen diner, impressive living room, three double bedrooms and two separate bathrooms. The property also benefits from its block paved driveway, single garage, private wrap-around garden and open field views to the front.

On entering the property, you are met by an initial entrance hall, containing a useful airing cupboard. This leads you through into a generous inner hallway, with the first door on your right showing you into a spacious family bathroom fitted with a modern three-piece suite. To the front of the property, a stunning open kitchen diner is situated, enjoying an array of integrated appliances to includes; fridge, electric oven, hob, dishwasher. Double doors to the rear of the inner hallway show you into a highly impressive living room, offering a large bay window and French doors looking over the rear garden. The right-hand side of the home is made up by three spacious double bedrooms, with the main bedroom offering fitted wardrobes and three-piece en-suite with a walk-in shower.

Outside the front of the property, the block paved driveway provides off-road parking for multiple vehicles, this property also offers a single garage with an electric door and power inside. Side gated access takes you round to the well-maintained and private rear garden, which is mainly laid to lawn, with gated access also to the other side of the home. The property benefits tremendously from its field views to the front

Kitchen Diner 4.08m x 4.75m (13'5" x 15'7")

Lounge 3.88m x 6.09m (12'8" x 20'0")

Bedroom One 4.90m x 3.32m (16'1" x 10'11")

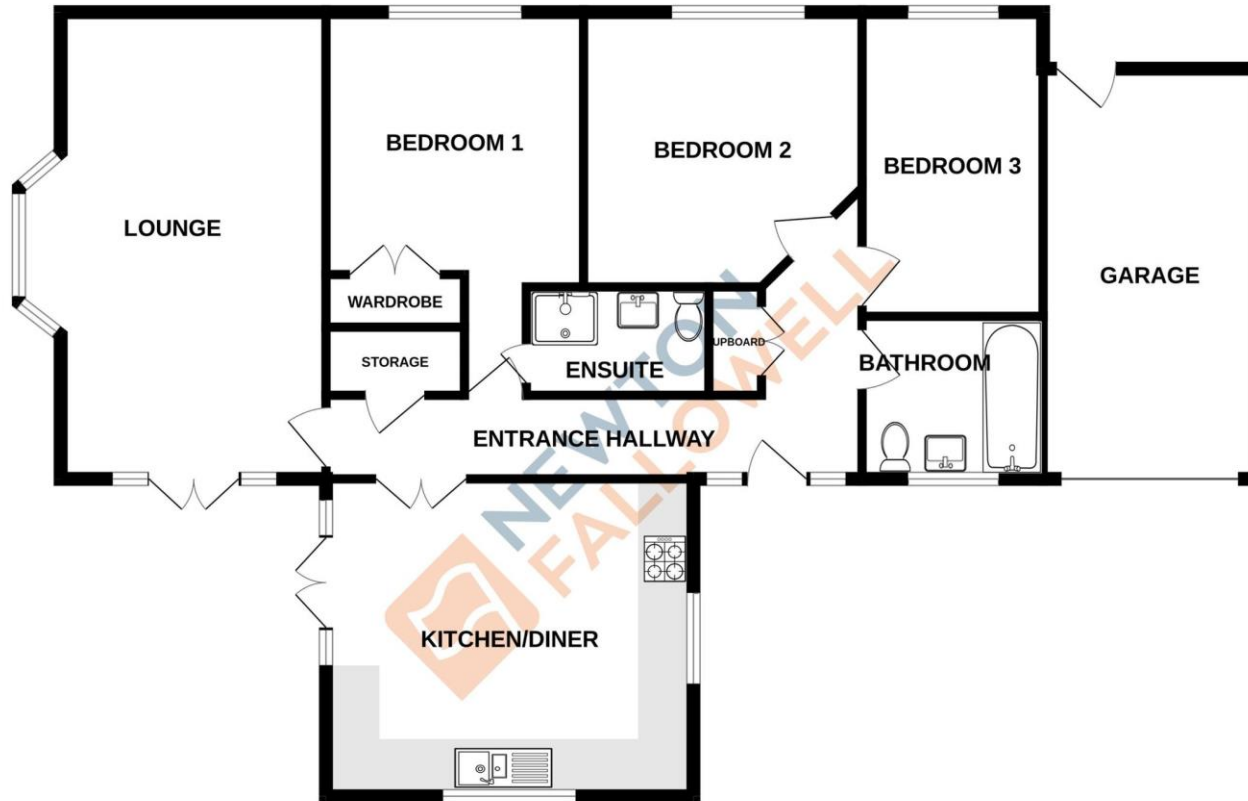Bedroom Two 3.42m x 3.58m (11'2" x 11'8")

Bedroom Three 3.88m x 2.33m (12'8" x 7'7")

Single Garage 5.05m x 2.98m (16'7" x 9'10")

GROUND FLOOR
1203 sq.ft. (111.7 sq.m.) approx.

LOUNGE

BEDROOM 1

BEDROOM 2

BEDROOM 3

GARAGE

WARDROBE

STORAGE

ENSUITE

CUPBOARD

BATHROOM

ENTRANCE HALLWAY

KITCHEN/DINER

TOTAL FLOOR AREA : 1057sq.ft. (98.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX INFORMATION:
Local Authority:
Council Tax Band: D

AGENTS NOTE:
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:
Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

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