



32 East Street, Rippingale, Bourne, PE10 0SS

 **NEWTON FALLOWELL**

4 2 2

## Key Features

- Spacious detached bungalow
- Field views front & rear
- Two reception rooms
- Large conservatory
- Kitchen breakfast room
- Four well balanced bedrooms
- Large dressing room
- Two bathrooms
- EPC Rating E
- Freehold

£460,000





**\*\*NO ONWARD CHAIN\*\*** Spacious four-bedroom detached Chalet bungalow situated in a prime location of the popular village of Rippingale. This charming bungalow boasts two spacious reception rooms, kitchen breakfast room, large conservatory, four well balanced double bedrooms, one of which with its own dressing room, two bathrooms, off road parking, generous rear garden and field views front and rear.

On entering the bungalow, the entrance hall offers great flow by connecting the living room, kitchen breakfast room, four-piece bathroom and two double bedrooms. The large living room has a fantastic bay window for extra light and a feature fireplace in the centre. The kitchen breakfast room has an array of units and a breakfast bar. A spacious conservatory is located off the kitchen and has stunning views over the garden. Completing downstairs is a separate dining room which is connected by the living room and kitchen.

To the first floor, the landing connects a further three-piece bathroom and two large double bedrooms, one of which has its own useful dressing room.



Outside to the front a gravel driveway offers off road parking and access to the single garage. The front garden has an array of shrubbery and flowers, with a field view. Access to the side of the property leads round to the rear garden with a patio seating area featuring a beautiful pergola, a generous lawn with mature borders and a pond with summer house.



Entrance hall

Living room 5.21m x 5.64m (17'1" x 18'6")

Dining room 6.73m x 3.61m (22'1" x 11'10")

Kitchen breakfast 6.17m x 3.61m (20'2" x 11'10")

Conservatory 6.60m x 4.17m (21'8" x 13'8")



Bathroom 2.45m x 2.14m (8'0" x 7'0")

Bedroom three 4.55m x 3.61m (14'11" x 11'10")

Bedroom four 3.00m x 2.97m (9'10" x 9'8")

Landing



Bathroom

Bedroom one 5.21m x 7.80m (17'1" x 25'7")

Dressing room 3.78m x 3.94m (12'5" x 12'11")

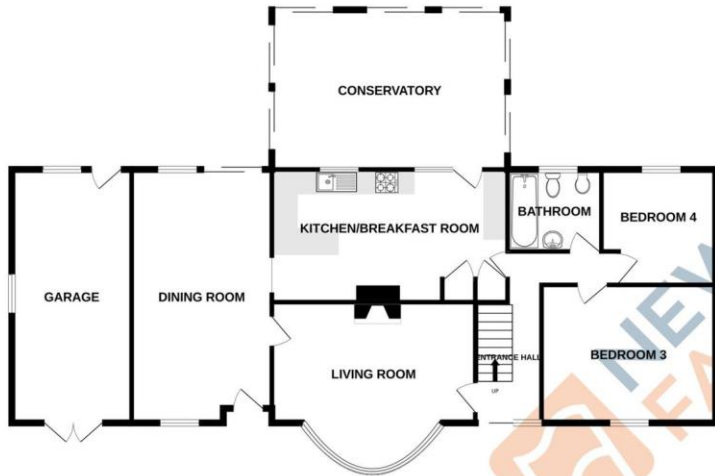
Bedroom two 5.00m x 3.63m (16'5" x 11'11")

Garage





GROUND FLOOR  
1597 sq.ft. (148.4 sq.m.) approx.



1ST FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 2432 sq.ft. (225.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		68
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**COUNCIL TAX INFORMATION:**

Local Authority:  
Council Tax Band: E

**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.