



Linnet Drive, Rippingale

 **NEWTON FALLOWELL**

5 3 3

## Key Features

- Immaculately Presented Five Bedroom Family Home
- Three Separate Reception Rooms
- Open Plan Kitchen Diner
- Private Rear Garden
- Ample Off Road Parking and Double Garage
- Ideal Village Location
- Council Tax Band - F
- EPC Rating E
- Freehold

£520.000





Newton Fallowell are delighted to offer this stunning five bedroom family home in the highly desirable village of Rippingale. The property consists of three reception rooms, an open plan kitchen/diner plus the added benefit of a separate utility room. The property additionally offers five double bedrooms two separate en-suite bathrooms and a large family bathroom.

As you enter the property a stunning large entrance hall provides access to all of the downstairs reception rooms. To the front of this property is a separate home office or could potentially be a dedicated playroom. In addition to this, a large reception room is situated at the front of the property currently used by the owners as a separate dining room. The property offers a spacious lounge offering French doors to the rear garden. The downstairs space is completed with a large open kitchen diner which offers a centre island, this space benefits from a range of high-quality Bosch appliances and a Miele dishwasher, in addition to this a separate utility room provides additional storage.

The first floor comprises of five double bedrooms with the main bedroom offering fitted wardrobes and an en-suite bathroom plus dormer style windows. In addition bedroom two offers a large en-suite bathroom. The first floor is completed with a substantial family bathroom benefitting from a stunning carronite bath, plus all bathroom feature Karndean flooring.

The property is situated in a prime location within a cul de sac. Outside the front offers ample off-road parking, an oversized double garage. The rear garden is mainly laid to lawn with multiple dedicated seating areas plus the added benefits of multiple electrical outlets.





Lounge 5.98m x 4.44m (19'7" x 14'7")

Study/Play Room 3.30m x 2.95m (10'10" x 9'8")

Dining Room 3.57m x 3.24m (11'8" x 10'7")

Open Plan Kitchen Diner 7.12m x 4.10m (23'5" x 13'6")

Main Bedroom 4.90m x 4.77m (16'1" x 15'7")

En-Suite 1.56m x 3.15m (5'1" x 10'4")

Bedroom Two 4.39m x 3.97m (14'5" x 13'0")

En-Suite 2.16m x 2.54m (7'1" x 8'4")

Bedroom Three 5.08m x 3.11m (16'8" x 10'2")

Bedroom Four 2.79m x 4.60m (9'2" x 15'1")

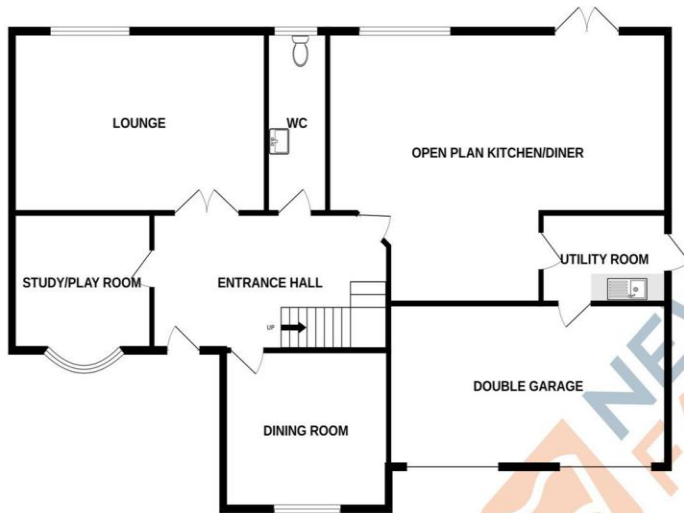
Bedroom Five 3.59m x 3.40m (11'10" x 11'2")

Family Bathroom 2.71m x 2.40m (8'11" x 7'11")





GROUND FLOOR  
1416 sq.ft. (131.6 sq.m.) approx.



1ST FLOOR  
1393 sq.ft. (129.4 sq.m.) approx.



TOTAL FLOOR AREA : 2809 sq.ft. (261.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	51 E	
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**  
Local Authority: South Kesteven  
Council Tax Band: F

**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.