



12 Blanchard Close, Rippingale, Bourne, PE10 0TJ

 **NEWTON FALLOWELL**

 4  2  3

Key Features

- Detached family home
- Four well balanced double bedrooms
- Quiet cul de sac of Rippingale
- Light and airy living room
- Modern kitchen breakfast room
- Separate dining room & Converted family room
- Landscaped south facing garden
- Two bathrooms and downstairs cloakroom
- EPC Rating D
- Freehold

£415,000





Lovely four-bedroom detached family home tucked away at the end of a quiet cul de sac of the quaint village of Rippingale. This charming home has been lovingly cared for and boasts three spacious reception rooms, modern kitchen breakfast room, two bathrooms with downstairs cloakroom, four well balanced double bedrooms, landscaped south facing rear garden, single garage and driveway.

The property is arranged over two floors, entering via the porch which internally leads into the entrance hall which offers great flow downstairs connecting the living room, dining room, kitchen breakfast room and cloakroom. The large living room is flooded with natural light thanks to the dual windows and has a feature fireplace. The separate dining room is located off the kitchen and has a beautiful bay window. The kitchen has just been renovated featuring new units, integrated appliances and granite worktops. A utility room is located off the kitchen and creates access to the converted family room offering versatility. To the first floor, the landing connects four well balanced double bedrooms and the family three-piece bathroom. Bedroom one also enjoys its own walk in dressing room / three-piece modern ensuite.

Outside to the front an inset footpath leads to the front door accompanied a low maintenance gravel garden with an array of beautiful flowers and shrubbery. To the side of the property is the driveway for two vehicles and access to the single garage. The rear garden has been landscaped featuring a patio seating area, artificial lawn, mature borders and a gorgeous glass veranda.





Porch 1.73m x 1.06m (5'8" x 3'6")

Entrance hall 5.84m x 3.03m (19'2" x 9'11")

Cloakroom 2.27m x 1.12m (7'5" x 3'8")

Living room 5.80m x 3.54m (19'0" x 11'7")

Dining room 4.27m x 2.80m (14'0" x 9'2")

Kitchen breakfast room 4.87m x 2.83m (16'0" x 9'4")

Utility room 2.82m x 1.78m (9'4" x 5'10")

Family room 4.99m x 2.37m (16'5" x 7'10")

Landing 4.24m x 2.76m (13'11" x 9'1")

Bedroom one 4.06m x 3.62m (13'4" x 11'11")

Ensuite 3.60m x 1.64m (11'10" x 5'5")

Bedroom Two 3.72m x 2.97m (12'2" x 9'8")

Bedroom Three 3.77m x 3.13m (12'5" x 10'4")

Bedroom Four 2.75m x 2.61m (9'0" x 8'7")

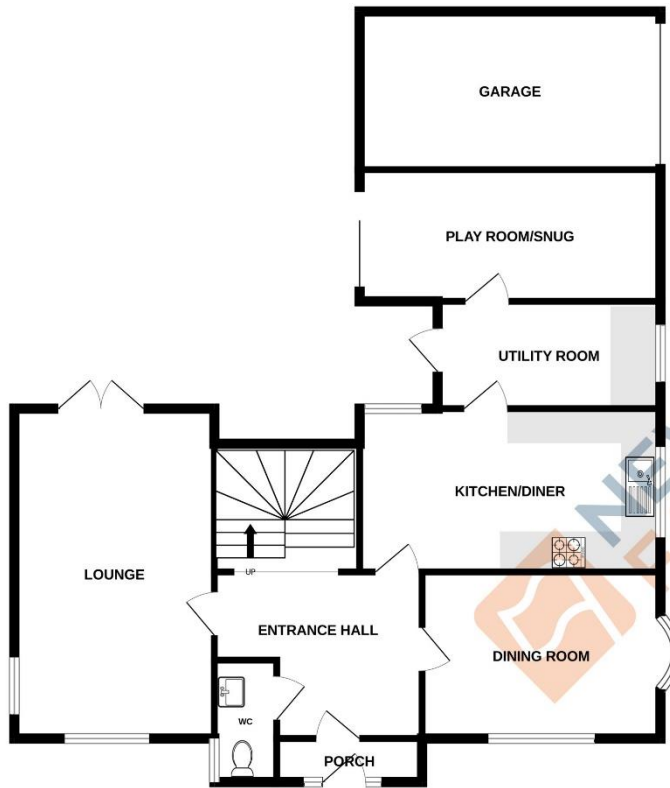
Bathroom 2.26m x 1.69m (7'5" x 5'6")

Agent note

The property benefits from having solar panels which are owned.

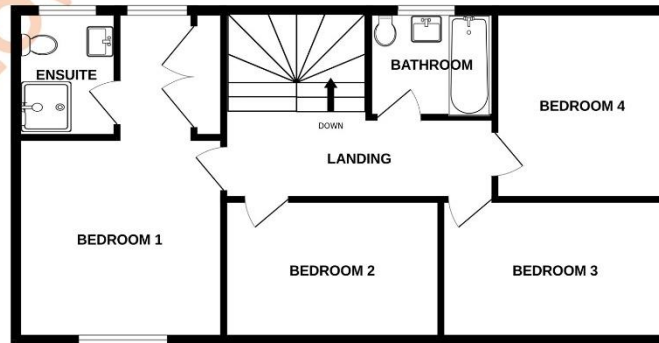






GROUND FLOOR
1100 sq.ft. (102.2 sq.m.) approx.

TOTAL FLOOR AREA: 1820 sq.ft. (169.1 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.
 Made with Metropix ©2024



1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.

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.