



29 Millers Close, Rippingale, Bourne, PE10 0TH

 **NEWTON FALLOWELL**

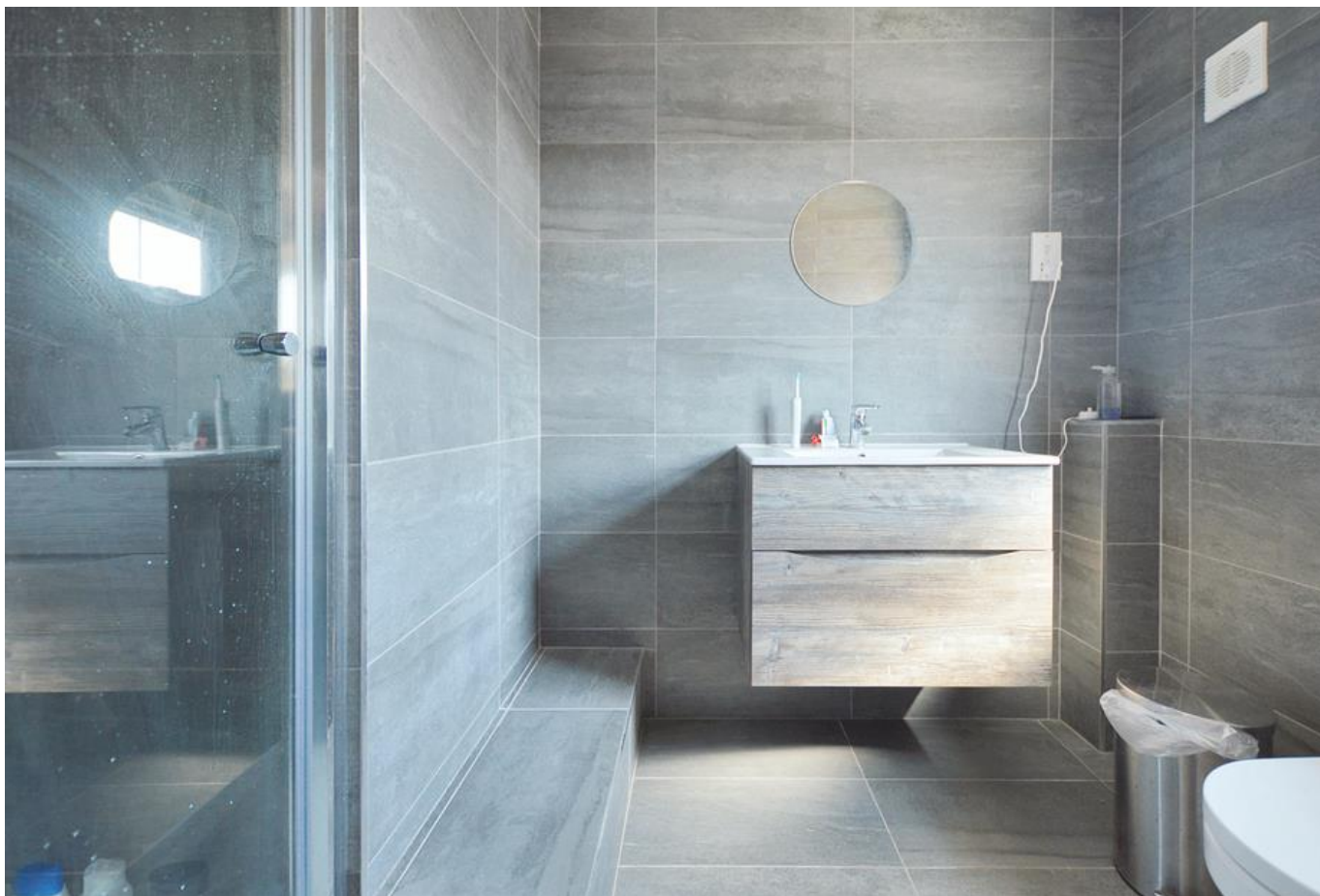


Key Features

- Detached Family Home
- Two Spacious Reception Rooms
- Two Bathrooms & Downstairs Cloakroom
- En-Suite With Under Floor Heating
- Modern Kitchen
- Four Well Balanced Bedrooms
- Enclosed Private Rear Garden
- Driveway & Garage
- Owned Solar Panels With Feed In Tariff
- EPC Rating D
- Freehold

£380,000





Four-bedroom detached family home tucked away at the end of a quiet cul de sac in the popular village of Rippingale. This lovely home boasts, two reception rooms, two bathrooms with downstairs cloakroom, four well balanced bedrooms, modern kitchen, enclosed rear garden and field views.

The property is arranged over two floors, entering via the entrance hall which offers great flow downstairs connecting the living room, dining room, kitchen and cloakroom. The spacious living room has ample space, flooded with natural light and French doors which open into the garden. The separate reception room is versatile and currently being used as a snug. Completing downstairs is the modern kitchen featuring an array of units and a separate handy utility room. To the first floor, the landing connects four well-proportioned bedrooms and the family three-piece bathroom. Two of the bedrooms benefit from built in double wardrobes and the main bedroom has its own modern three-piece en-suite shower room with under floor heating.



Outside to the front an inset footpath leads to the front door accompanied by well-maintained lawned gardens on either side. The driveway and single garage are located in front of the property. The rear garden is fully enclosed and private featuring a patio seating area and mature garden with stunning field views to rear.



Entrance Hall 2.15m x 4.06m (7'1" x 13'4")

Cloakroom 0.92m x 2.15m (3'0" x 7'1")

Living Room 3.19m x 6.43m (10'6" x 21'1")

Dining Room / Snug 2.83m x 3.54m (9'4" x 11'7")

Kitchen 3.56m x 3.54m (11'8" x 11'7")

Utility Room 1.55m x 2.59m (5'1" x 8'6")

Landing 1.3m x 3.88m (4'4" x 12'8")

Bedroom One 3.03m x 3.56m (9'11" x 11'8")

En-Suite 1.76m x 1.76m (5'10" x 5'10")

Bedroom Two 2.73m x 3.37m (9'0" x 11'1")

Bedroom Three 2.39m x 3.34m (7'10" x 11'0")

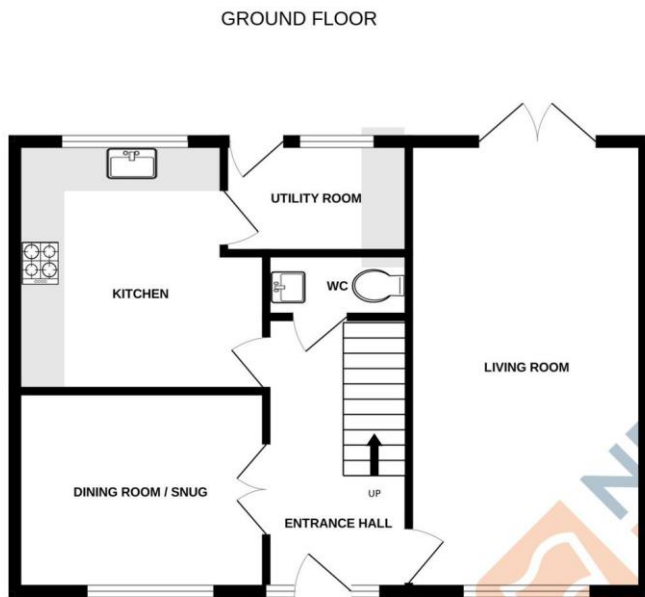
Bedroom Four 3.33m x 3.36m (10'11" x 11'0")

Bathroom 1.7m x 2.23m (5'7" x 7'4")

Agent Note

There are solar panels equipped with the property that are owned with a feed in tariff. For further details please contact the sales office.





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+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.