



1a Doctors Lane, Rippingale, Bourne, PE10 0ST

 **NEWTON FALLOWELL**

 4  2  2

## Key Features

- Stunning Detached Home
- Two Spacious Reception Rooms
- Modern Kitchen Breakfast Room
- Separate Utility Room
- Two Bathrooms & Downstairs Cloakroom
- Mature Front & Rear Gardens
- Ample Off-Road Parking
- Double Garage
- EPC Rating C
- Freehold

£485,000





Stunning four-bedroom detached home or a corner plot in the quaint village of Rippingale. This lovely property benefits from landscaped front and rear gardens, ample off-road parking, double garage, two reception rooms, modern kitchen breakfast room with utility, four double bedrooms and two bathrooms with downstairs cloakroom.

The property is arranged over two floors, entering via the entrance hall which offers great flow downstairs by connecting the living room, family room, cloakroom and the kitchen breakfast room. The light and airy living room has ample space, a feature wood burner in the centre and French doors which open out onto the patio. The second reception room offers versatility as a family room, snug, study or further dining room. The kitchen breakfast room has an array of modern units and plenty of space for a six-seater table. Completing downstairs is the utility room located off the kitchen and has a large pantry to accompany. To the first floor, a spacious landing connects four well balanced double bedrooms, a large airing cupboard and the family three-piece bathroom. The main bedroom features two built in double wardrobes and its own three piece en-suite.



Outside to the front an inset footpath leads to the front door accompanied by a lawned garden with mature borders surrounding the property. To the rear of the property, you will be finding the gravel driveway offering ample off-road parking and access to the double garage, along with along with a patio seating area garden with further mature borders.



Entrance Hall 2.21m x 4.7m (7'4" x 15'5")

Cloakroom 1.33m x 2.21m (4'5" x 7'4")

Living Room 3.69m x 5.13m (12'1" x 16'10")

Family Room 3.46m x 3.69m (11'5" x 12'1")

Kitchen Breakfast Room 3.65m x 4.8m (12'0" x 15'8")



Utility Room 2.22m x 3.65m (7'4" x 12'0")

Landing 3.3m x 4.28m (10'10" x 14'0")

Bedroom One 3.59m x 4.85m (11'10" x 15'11")

En-suite 2.44m x 2.63m (8'0" x 8'7")



Bedroom Two 3.3m x 3.69m (10'10" x 12'1")

Bedroom Three 3.39m x 3.69m (11'1" x 12'1")

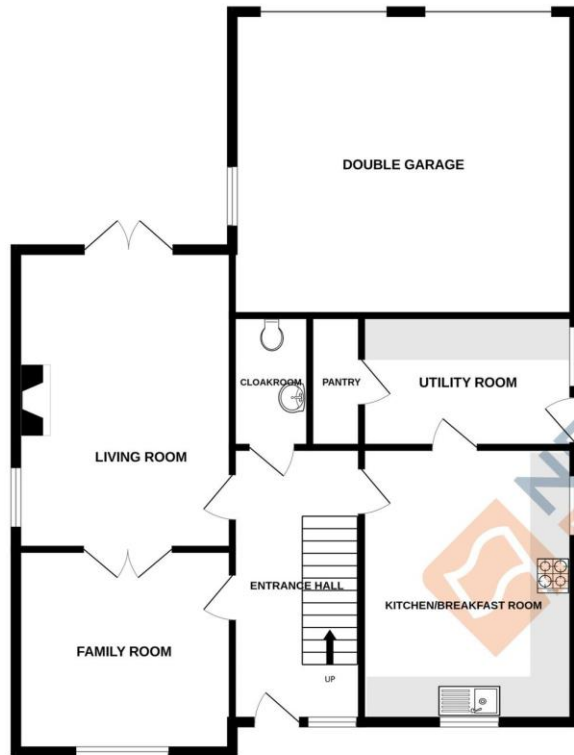
Bedroom Four 2.88m x 3.69m (9'5" x 12'1")

Bathroom 1.64m x 2.6m (5'5" x 8'6")

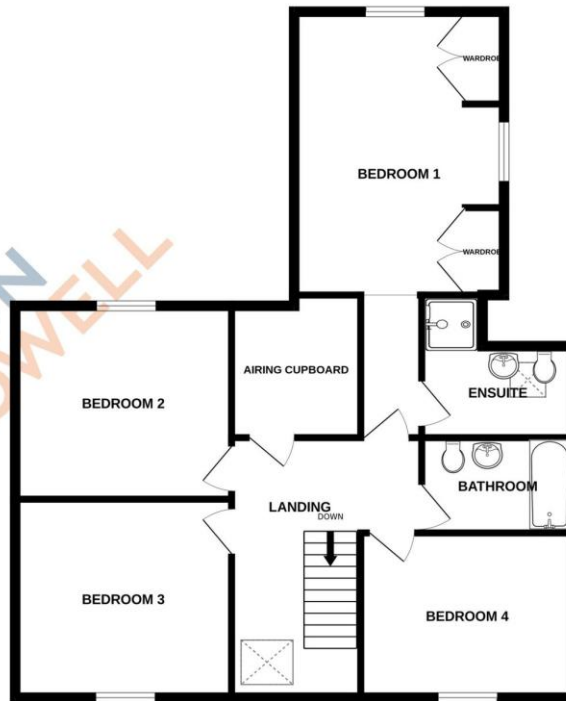




GROUND FLOOR  
1099 sq.ft. (102.1 sq.m.) approx.



1ST FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 1968 sq.ft. (182.8 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+) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**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.

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