



6 Blanchard Close, Bourne, PE10 0TJ

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Stunning detached bungalow
- Quiet cul de sac in Rippingale
- Spacious living room
- Modern kitchen
- Separate utility room and cloakroom
- Landscaped rear garden
- Ample off-road parking
- Fantastic, detached lodge
- EPC Rating Pending
- Freehold

£399,950





Stunning Detached Bungalow in Sought-After Rippingale

Tucked away at the end of a quiet cul-de-sac in the popular village of Rippingale, this beautifully presented detached bungalow offers a perfect blend of modern comforts and versatile living space. Benefiting from a new oil heating system, double glazing, a full rewire, and well-proportioned rooms, the property features a spacious living room, a contemporary kitchen, a conservatory, a utility room, three well-balanced bedrooms, ample off-road parking, a single garage, a landscaped rear garden, and a fantastic detached lodge with electrics.

Upon entering through the porch, an internal door leads into a welcoming entrance hall that seamlessly connects the living spaces. The light and airy living room boasts generous proportions offering ample living space. The modern kitchen/breakfast room is fitted with an array of stylish units and a breakfast bar, while the adjacent conservatory provides a charming additional living space. A separate utility room and cloakroom complete the interior.



Externally, the property enjoys a generous driveway with ample off-road parking and access to a single garage with an electric roller door. Gated side access leads to the newly landscaped rear garden, which is fully enclosed and not overlooked. Designed for both relaxation and entertaining, the garden features a patio seating area, a lawn, gravel sections, and raised borders. A standout feature is the fabulous detached lodge, currently used as a separate living space with its own bar area—offering a truly versatile addition to this exceptional home.



Porch 1.83m x 1.7m (6'0" x 5'7")

Entrance Hall 3.97m x 3.96m (13'0" x 13'0")

Living Room 4.85m x 3.58m (15'11" x 11'8")

Kitchen Breakfast Room 4.58m x 3.27m (15'0" x 10'8")



Conservatory 3.56m x 3.31m (11'8" x 10'11")

Utility Room 2.74m x 2.29m (9'0" x 7'6")

Cloakroom 1.24m x 1.16m (4'1" x 3'10")

Bedroom One 3.68m x 3.59m (12'1" x 11'10")

Bedroom Two 4.12m x 2.89m (13'6" x 9'6")



Bedroom Three 3.15m x 2.35m (10'4" x 7'8")

Shower Room 2.53m x 2.01m (8'4" x 6'7")

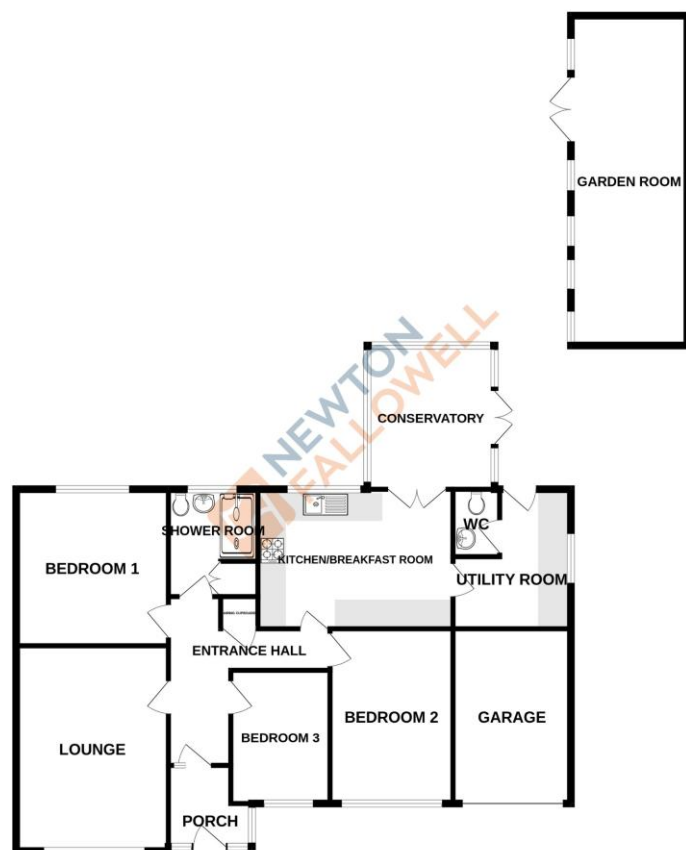
Garden Room 7.78m x 2.75m (25'6" x 9'0")

Garage 5.22m x 2.71m (17'1" x 8'11")





GROUND FLOOR
1448 sq.ft. (134.5 sq.m.) approx.



TOTAL FLOOR AREA : 1448 sq.ft. (134.5 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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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.