



4 Doctors Lane, Bourne, PE10 0ST

 **NEWTON FALLOWELL**

 4  2  2

Key Features

- Detached Family Home
- Four Bedrooms
- En-Suite To Bedroom One
- Two Reception Rooms
- Spacious & Flexible Accommodation
- Large Driveway Providing Ample Off Road Parking
- Large Established Enclosed Rear Garden
- Sought After Village Location
- EPC Rating E

£425,000





Located in the sought-after village of Rippingale on the popular Doctors Lane stands this spacious extended four-bedroom detached family home offering flexible accommodation combined with a large plot. The property boasts an en-suite to the main bedroom, two versatile reception rooms, and ample off-road parking via a large driveway. The accommodation briefly comprises an entrance hall, utility room, study area, downstairs W.C., living room, kitchen/diner, conservatory, four bedrooms with an en-suite to bedroom one and a family bathroom. CALL TO VIEW!

Entering via the front door leads into the spacious entrance hall where stairs flow to the first floor and doors grant access to the living room, utility room, and study area. The large living room boasts a window to the front aspect, a sliding door to the conservatory, and double doors through to the kitchen/diner. Offering a great space for entertaining the kitchen diner boasts a modern fitted kitchen that includes a double oven, inset electric hob, inset sink and drainer + mixer tap, inset ceiling spotlights, vertical style radiator, and an oversized tiled floor. Accessed from the main hallway the utility room, study area, and downstairs W.C. are useful additions to this spacious family home. Completing the downstairs accommodation is the main bedroom that boasts dual aspect windows to the front and side aspects and a door to the en-suite. Upstairs the property offers three bedrooms and a family bathroom. Bedrooms two and four both offer a view to the front aspect and bedroom three boasts a view to the rear aspect and a built-in storage cupboard. Completing the upstairs accommodation is the family bathroom that offers a three-piece suite and a view to the rear aspect.



Externally the property sits on a large plot and offers ample off-road parking to the front aspect via the low-maintenance driveway. To the rear is a large fully enclosed garden that is mainly laid to lawn with borders of plants & shrubs. There is a large patio seating area that would be suitable for entertaining and two wooden storage sheds.



Entrance Hall 2.53m x 5.91m (8'4" x 19'5")

Living Room 3.75m x 8.34m (12'4" x 27'5")

Utility Room 2.53m x 2.11m (8'4" x 6'11")

Kitchen/Diner 3.29m x 8.17m (10'10" x 26'10")

Conservatory 3.04m x 5.18m (10'0" x 17'0")

Study Area 1.72m x 2.91m (5'7" x 9'6")

Downstairs W.C. 1.98m x 0.97m (6'6" x 3'2")

Bedroom One 3.7m x 5.1m (12'1" x 16'8")

En-Suite 1.98m x 1.94m (6'6" x 6'5")

Landing 2.22m x 3.24m (7'4" x 10'7")

Bedroom Two 3.35m x 3.9m (11'0" x 12'10")

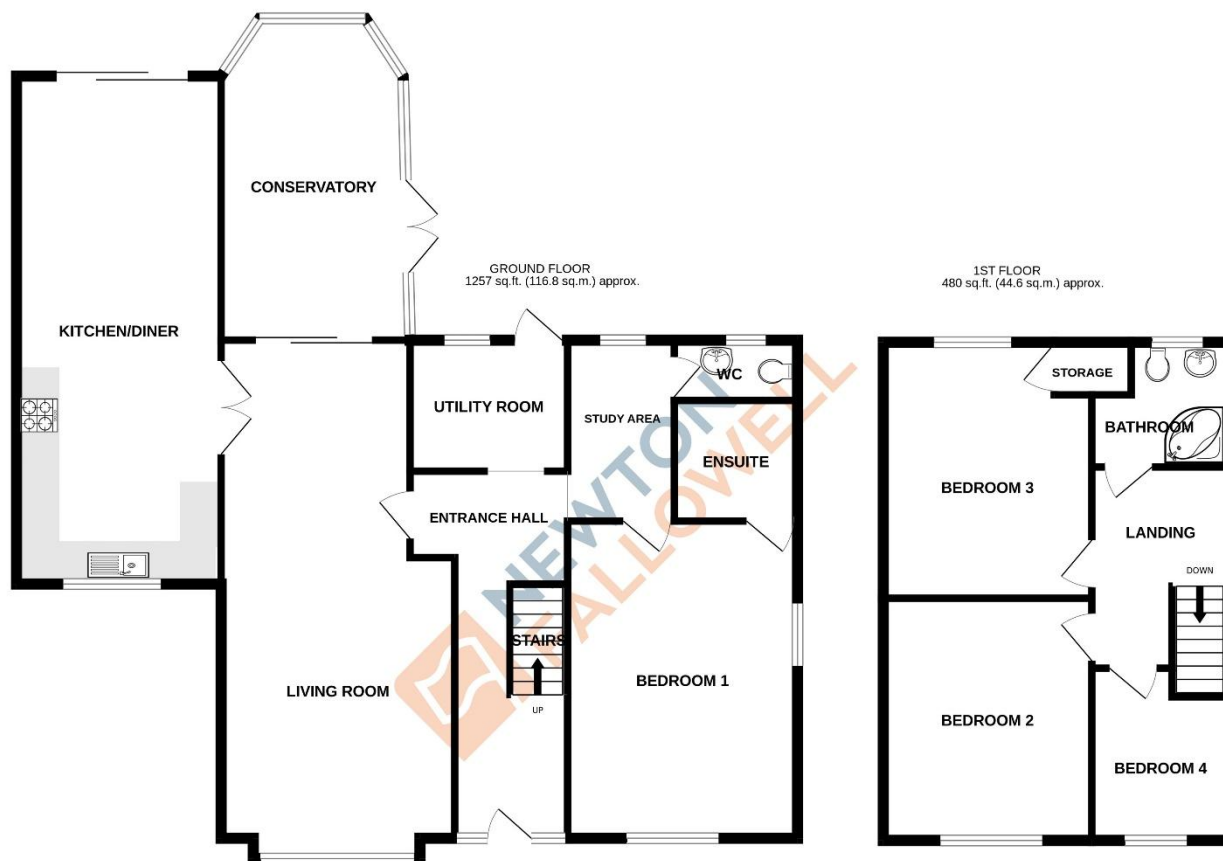
Bedroom Three 3.35m x 4.12m (11'0" x 13'6")

Bedroom Four 2.22m x 2.77m (7'4" x 9'1")

Family Bathroom 2.22m x 2.01m (7'4" x 6'7")







DOCTORS LANE, RIPPINGALE, BOURNE PE10 0ST

TOTAL FLOOR AREA: 1738 sq.ft. (161.4 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		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
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.