



Doctors Lane, Bourne, PE10 0ST

 **NEWTON FALLOWELL**

 4  2  2

Key Features

- Detached Family Home
- Four Double Bedroom
- Two Reception Rooms
- En-Suite To The Main Bedroom
- Recently Refurbished Kitchen
- None estate location
- One Of Two Individual Architect Designed Houses
- Mature Front & Rear Gardens
- EPC Rating C

Guide price £465,000





Positioned in a non-estate location, this home is One Of Two Individual Architect Designed Houses, offering a unique opportunity in the peaceful village of Rippingale. Set on a generous corner plot, this beautifully presented four-bedroom detached home boasts landscaped front and rear gardens, ample off-road parking and a double garage. Internally, the home has been recently refurbished, including an entrance hall and downstairs cloakroom finished with Karndean flooring. The refurbished kitchen has been tastefully updated and now features a new oven, hob, extractor fan, and solid oak wooden worktops. Off the kitchen, the utility room provides additional storage and includes a large pantry for added convenience. To the rear of the property the spacious living room features a wood burner at its centre and French doors opening out onto a patio area. Adjacent to this is a versatile second reception room that can serve as a family room, snug, home office, or formal dining space.

Upstairs, a generous landing connects four well-balanced double bedrooms, a spacious airing cupboard, and a modern three-piece family bathroom. Both the main bathroom and the en suite have been both been tastefully modernised. The principal bedroom further benefits from two built-in double wardrobes and a stylish, private en-suite shower room.

Externally, the home has a lawned front garden with mature borders and a central footpath leads to the front door. To the rear of the private garden there is a recently constructed log store which complements the wood burner inside, and the gravel driveway provides ample off-road parking and access to the newly installed electric double garage doors, which are still under guarantee. A new wooden field gate to the front of the driveway have also been installed.

This is a great opportunity to purchase a thoughtfully updated and individually designed home in a sought-after village setting—ideal for families or those looking for a unique property with generous living space and modern comforts in a peaceful, rural location.



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

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

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

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



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

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

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

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



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

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

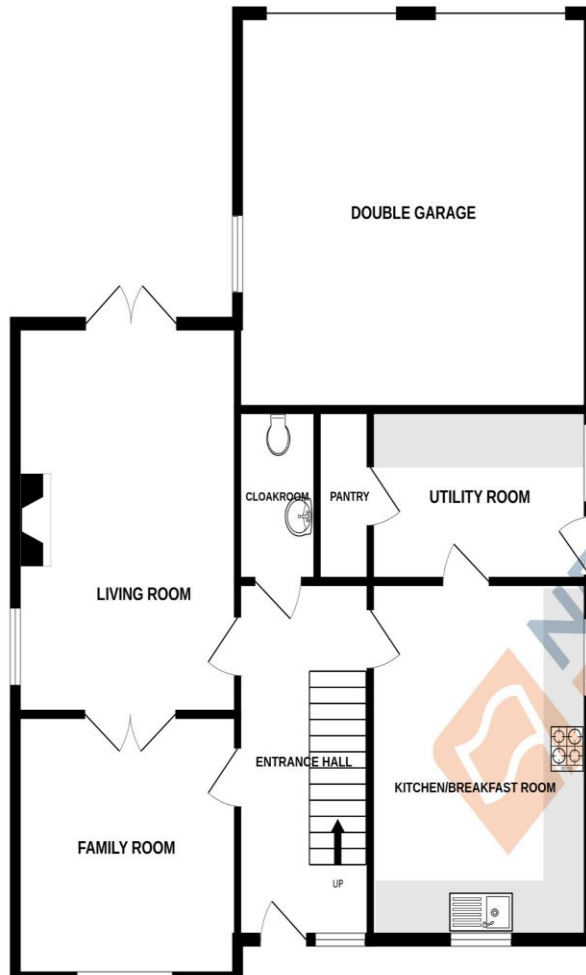
Bedroom Three 3.69m x 3.39m (12'1" x 11'1")

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





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



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



Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
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.