



Calderbrook House, Bourne, PE10 0TE

4 4 3

Key Features

- Detached Family Home
- Four Double Bedroom
- Three Reception Rooms
- En-Suite To The Main Bedroom
- Downstairs W.C
- Indoor swimming pool
- Driveway Providing Off Road Parking That leads To The Double Garage
- Half An Acre Plot (STS) – subject to survey
- EPC Rating U
- Freehold

Guide price £600,000





This unique and secluded detached home in Rippingale is set on a generous half-acre plot, featuring four double bedrooms, three reception rooms, and an impressive 38ft indoor swimming pool. Surrounded by picturesque views of open countryside, this property is a must-see.

Upon entering, you are welcomed into a spacious entrance hall providing access to all ground-floor reception rooms. To the right is a study, while to the left is a downstairs WC. The lounge features an electric fire and patio doors opening onto the garden. Adjacent to the lounge is the kitchen, offering a range of base and wall-mounted units with space for freestanding appliances. At the rear of the kitchen is a utility room and an additional storage room, which also provides internal access to the double garage. Toward the back of the hallway is the dining room, also with patio doors leading out to the garden. Off the dining room is the family room, which enjoys dual-aspect windows. From here, you can access the 38ft indoor swimming pool, complete with changing rooms, a WC, and patio doors to the garden.

Upstairs, the generous landing leads to four well-proportioned double bedrooms, a family bathroom, and a further study area. The main bedroom benefits from dual-aspect windows, built-in wardrobes, a dressing area, and a private en-suite shower room. Bedrooms two and three also include built-in wardrobes.

Outside, the home boasts a large gravel driveway with gated access and ample off-road parking, all screened by a mature hedge for added privacy. The rear garden is mainly laid to lawn and includes a separate patio and gravelled area. Backing onto open fields, the garden offers excellent seclusion, complemented by multiple outbuildings providing additional storage space.





Entrance Hall

Office One 2.56m x 3.59m (8'5" x 11'10")

Office Two 2.78m x 1.97m (9'1" x 6'6")

W/C 1.93m x 2.08m (6'4" x 6'10")

Lounge 5.34m x 4.72m (17'6" x 15'6")

Dining Room 3.9m x 4.53m (12'10" x 14'11")

Play Room 5.31m x 5.42m (17'5" x 17'10")

W/C

Changing Room

Swimming Pool

Kitchen 7.45m x 2.42m (24'5" x 7'11")

Utility

Storage Room

Garage

Landing

Principal Bedroom 5.32m x 3.61m (17'6" x 11'10")

En-Suite 2.75m x 1.69m (9'0" x 5'6")

Bedroom Two 5.33m x 4.22m (17'6" x 13'10")

Bedroom Three 4.31m x 4.35m (14'1" x 14'4")

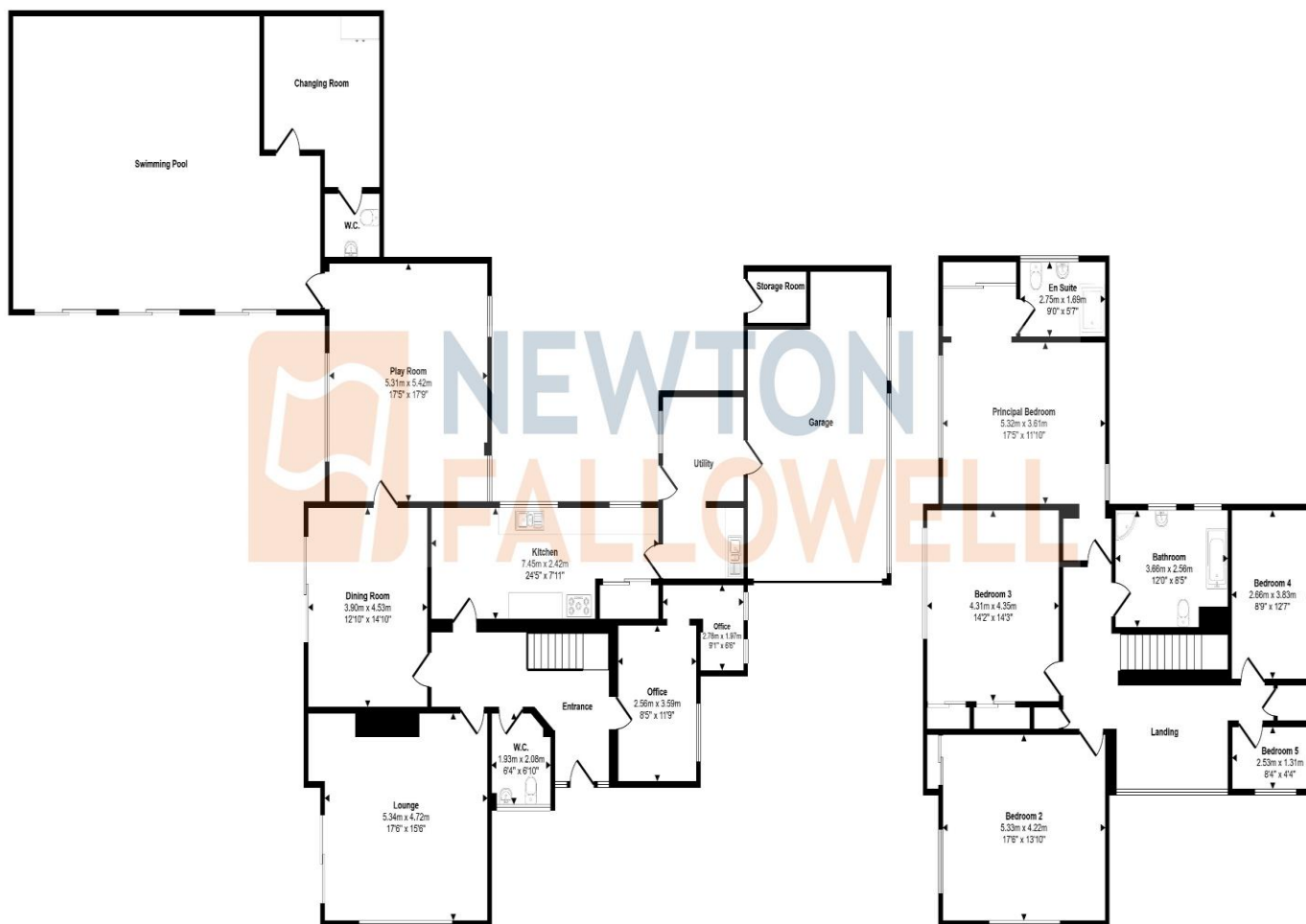
Bedroom Four 2.66m x 3.83m (8'8" x 12'7")

Bedroom 5/ Study 2.53m x 1.31m (8'4" x 4'4")





Approx Gross Internal Area
373 sq m / 4017 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Maple Strategy 360.

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: F

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.