



29 Dovecote Estate, Rippingale, Bourne, PE10 0SY

 **NEWTON FALLOWELL**

 3  1  1

Key Features

- Semi Detached Family Home
- Three Bedrooms
- Enclosed Rear Garden
- Driveway Providing Off Road Parking
- Potential To Extend (STP) – subject to planning
- Ideal First Time Purchase Or Investment
- EPC Rating F

£170,000





Situated in the desirable village of Rippingale, this well-presented three-bedroom semi-detached home is ideal for families, first-time buyers, or those seeking a solid investment opportunity. The property offers a spacious and modern layout, including a stylish kitchen/diner, generous enclosed rear garden, and driveway parking for multiple vehicles — with excellent potential to extend (subject to planning permission).

Upon entering, you're welcomed into the entrance hall with stairs leading to the first floor on the left. To the right, the spacious lounge features large PVC windows, a log burner, and laminate flooring throughout. To the rear of the home lies the modern kitchen/diner, fitted with contemporary grey base and wall-mounted units, generous worktop space, an inset mixer sink, and space for freestanding appliances including an oven, washing machine, dryer, and fridge/freezer. French doors from the kitchen open directly onto the garden.

Upstairs, the landing leads to three well-proportioned bedrooms — two of which are comfortable doubles — along with a modern family bathroom fitted with a three-piece suite including a bath with overhead shower, WC, and hand wash basin.



Externally, the property benefits from a large gravelled driveway with slabbed path leading to the front door, offering ample off-road parking. The rear garden is fully enclosed and generously sized, featuring a combination of lawn, decking, and patio areas, as well as two garden sheds.



Entrance

Lounge 4.47m x 3.13m (14'8" x 10'4")

Kitchen/ Diner 6.39m x 3.1m (21'0" x 10'2")

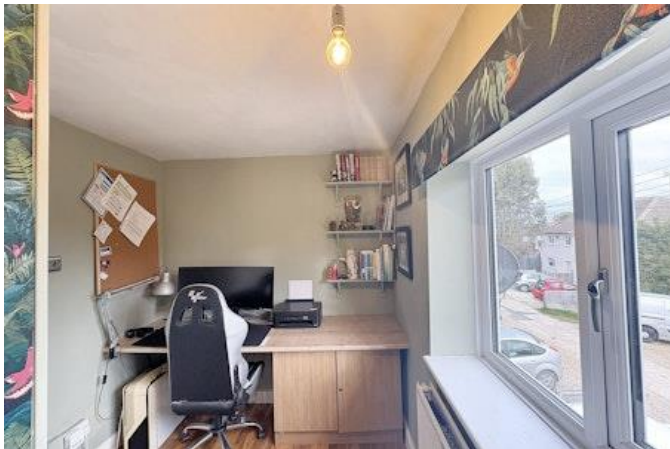
Landing

Principal Bedroom 3.55m x 3.16m (11'7" x 10'5")

Bedroom 2 3.44m x 3.03m (11'4" x 9'11")

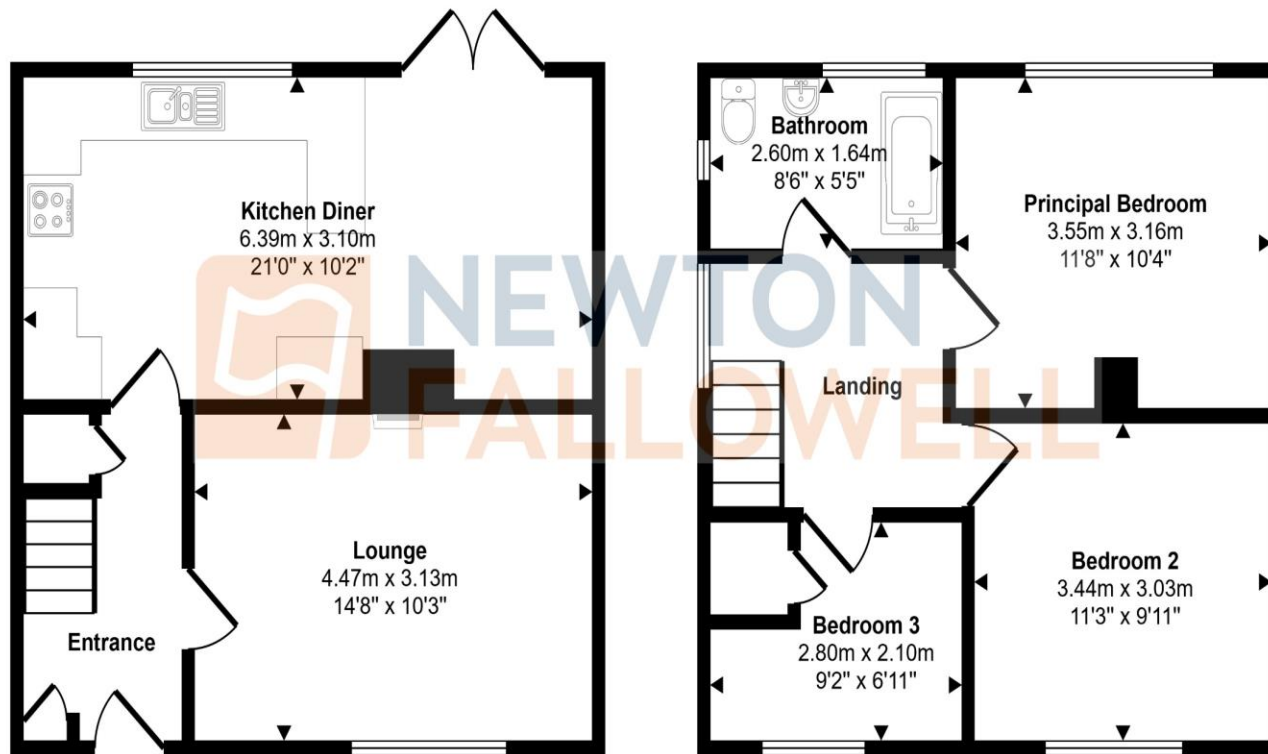
Bedroom 3 2.8m x 2.1m (9'2" x 6'11")

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





Approx Gross Internal Area
81 sq m / 873 sq ft



Ground Floor

Approx 41 sq m / 439 sq ft

First Floor

Approx 40 sq m / 434 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 Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: A

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.