



Station Street, Rippingale Bourne
£220,000 **Freehold**

QUENTIN
MARKS



Key Features



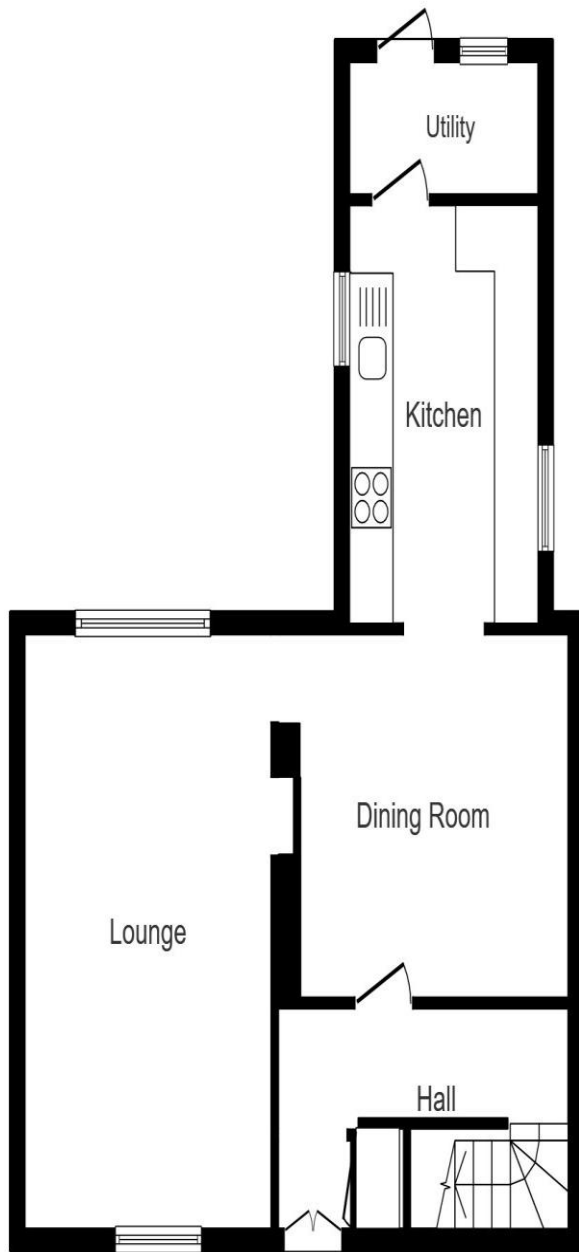
- Semi Detached Home
- Lovely Position
- 3 Bedrooms
- Upstairs Bathroom
- Lounge

This spacious ex local authority built semi-detached home occupies a generous plot in a pleasant position overlooking an open grassed area to the front. The property has been extended to the rear, creating additional ground floor accommodation and providing well-proportioned living space throughout.

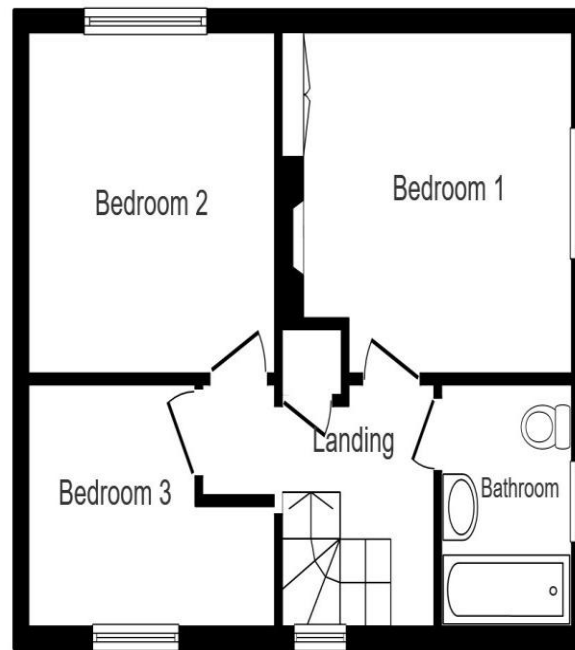
The accommodation includes a large lounge featuring a wood-burning stove set within an attractive fireplace, together with a separate dining room that flows through to a good sized kitchen. The kitchen is fitted with a range of base and wall mounted units and incorporates a built-in hob with an oven beneath, together with an integrated fridge. A useful utility room is located off the kitchen and has a stable door providing access to the rear garden.

To the first floor are three well proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a matching dressing table, whilst the second bedroom is a generous double. The third bedroom is also of a good size, comfortably accommodating a large single bed or serving equally well as a home office or nursery. The bathroom is





Ground Floor



First Floor

fitted with a 3 piece suite comprising a panelled bath, a vanity wash hand basin with storage beneath, and a low-level WC.

The front garden is enclosed by mature hedging, with gated access leading to the front entrance. The rear garden is a particularly good size, featuring a patio seating area with lawn beyond. A central hedge separates a further section of garden, which includes a useful garden shed.

It appears that there is vehicular access to the rear from Sands Court; however, any prospective purchaser should satisfy themselves as to the existence and extent of any associated rights of way through their legal adviser.

The property is offered for sale with the benefit of no onward chain.

Lounge: 5.4m x 3.4m (17'8" x 11'2")

Dining Room: 4.0m x 3.3m (13'1" x 10'10")

Kitchen: 3.8m x 2.6m (12'5" x 8'6")

Utility Room: 2.6m x 1.2m (8'6" x 3'11")

Bedroom 1: 4.0m x 3.1m (13'1" x 10'2")

Bedroom 2: 3.4m x 3.1m (11'2" x 10'2")

Bedroom 3: 3.4m x 2.2m (11'2" x 7'2")

AGENTS NOTE—

The vendor informs us that there are radiators in the property, but there is no central heating boiler connected to them.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Quentin Marks on:

01778 391600

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INFORMATION



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SQB100731 - 0007

