

SUNNYBANK DOVECOTE ESTATE, RIPPINGALE, PE10 0SY



£450,000 OFFERS IN EXCESS OF

"Modern executive detached family home"

- EXECUTIVE DETACHED FAMILY HOME
- FIVE BEDROOMS AND TWO ENSUITE
- FEATURING FLOOR TO CEILING PICTURE WINDOWS
- FAMILY SIZE REAR GARDENS
- MODERN FITTED KITCHEN WITH POLISHED TILED FLOORING
- BRICK BLOCK PAVED DRIVE FOR SEVERAL VEHICLES
- DOUBLE GARAGE WITH ELECTRIC DOORS
- RAIN WATERING HARVESTING SYSTEM
- UNDER FLOOR HEATING
- EPC ENERGY RATING C - COUNCIL TAX BAND F



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to present this beautifully presented executive family home, situated in the highly sought-after village of Rippingale.

Occupying an elevated position within a quiet cul-de-sac, the property has been meticulously maintained by the current owner and offers generous, light-filled living accommodation throughout.

Upon entering the impressive entrance hall, you are welcomed by a stunning polished tiled floor and a striking floor-to-ceiling window overlooking the rear garden, complemented by an elegant oak staircase. The dual-aspect lounge provides a warm and inviting space, complete with a charming wood-burning stove and ample room for relaxation. The ground floor also features a separate dining room and an impressive 23' modern kitchen/living area with views over the rear garden. A utility room and cloakroom complete the ground floor accommodation.

Upstairs, the feature glass window continues to the galleried landing, leading to five well-proportioned bedrooms, including two with ensuite facilities, as well as a stylish four-piece family bathroom.

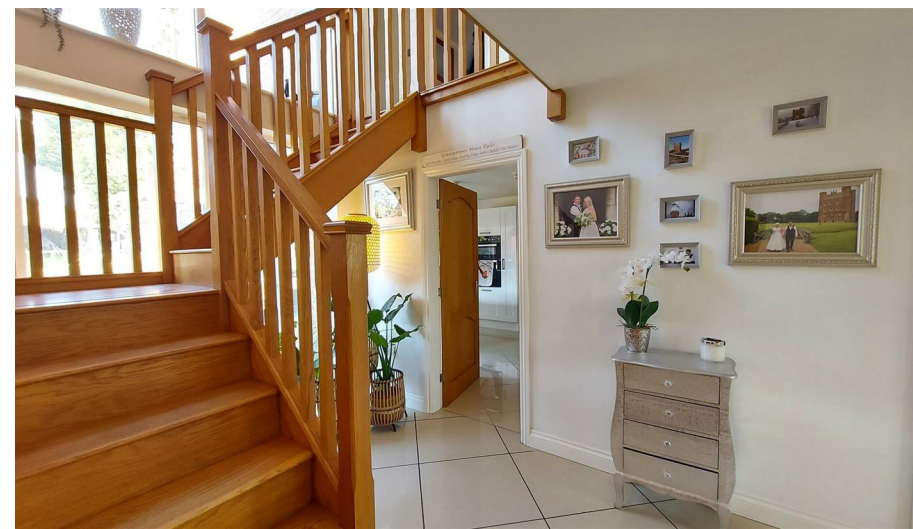
The property also benefits from a fully boarded loft, offering excellent potential for further development (STP).

Externally, the front of the property provides ample off-road parking for several vehicles. To the rear, the garden offers gated access and a hot tub.

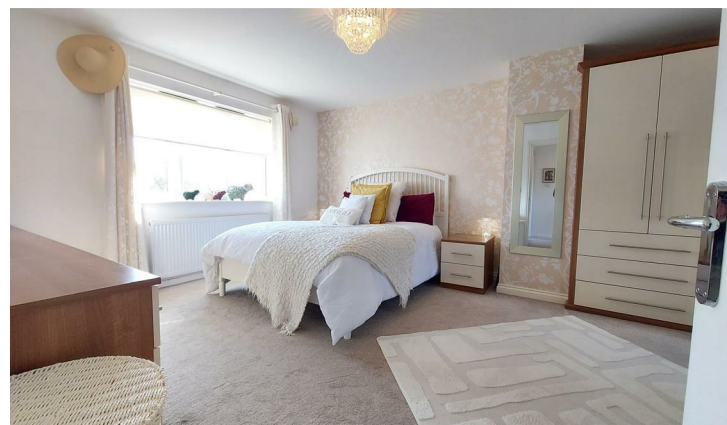
Agents Note:

There is no permission for a caravan or motorhome to be parked on the driveway.

🛏 5 Bedrooms 🚿 3 Bathroom 🪑 2 Reception





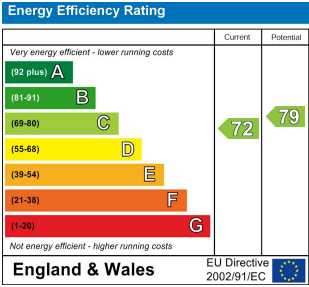


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: F

For the MATERIAL INFORMATION REPORT on this property select the link - 30045996

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01778 420011

12 North Street, Bourne, Lincolnshire, PE10 9AB

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

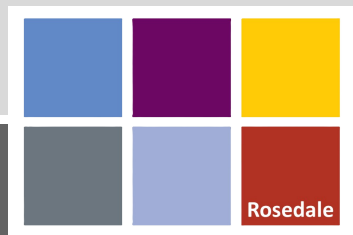
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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