



38a High Street, Ripplingale
£400,000

 **NEWTON FALLOWELL**

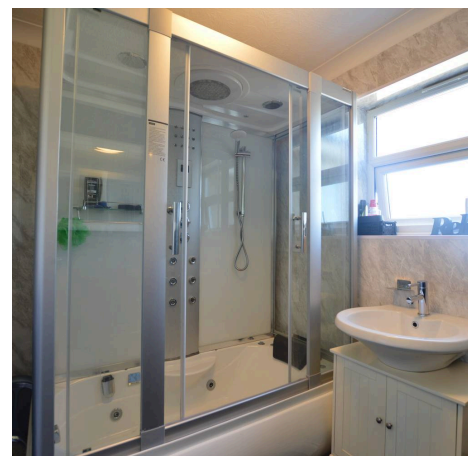
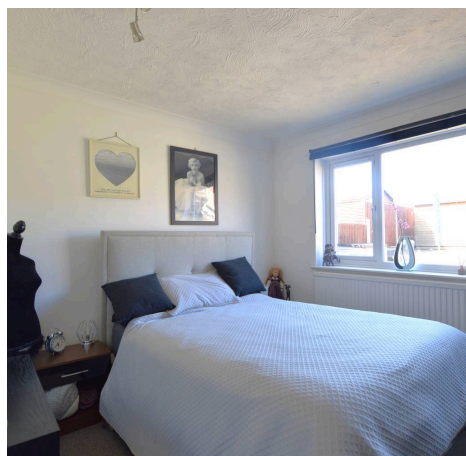
38a High Street

Rippingale, Bourne

Newton Fallowell are delighted to offer this immaculately maintained and presented 3 bedroom detached bungalow with fields surrounding the home, a lovely and peaceful village location and a driveway large enough for multiple vehicles and a garage. As you enter the home through the front door you are greeted by a light and spacious hallway with access to the living room on the left featuring a bright outlook, log burner and recently laid carpet. Back to the entrance hall you have access then to the kitchen/diner. The kitchen space itself has plenty of storage with moveable island, range cooker and a stable door leading out into the outside space. Further down the hall you have a spacious front facing bedroom two, main bedroom with en-suite and access through french doors to the garden, main family bathroom with a spa pod bath/shower including bluetooth, storage room, a dedicated laundry room and then finally access to the final bedroom with views out onto the garden. The main family bathroom and en-suite features spa pods with the main bathroom being bath and shower.

Outside the property boasts fantastic space with recent work to enlarge the patio area and summer house in the corner of the garden with electric to it and with the garden being north facing and with no restrictions blocking sun light, the garden and summer house are in constant sun light. The home also benefits from having installed solar panels which are owned so helps with the costs of energy prices.

The garage has a separate door into it next to the kitchen door and is secured with an electric garage door and recent electric car charger installation.





Entrance Hall

20' 10" x 4' 1" (6.34m x 1.25m)

Living Room

19' 4" x 12' 11" (5.90m x 3.94m)

Kitchen/Diner

14' 6" x 13' 9" (4.43m x 4.20m)

Garage

16' 10" x 9' 5" (5.14m x 2.88m)

Laundry Room

6' 8" x 5' 7" (2.03m x 1.69m)

Bathroom

8' 0" x 6' 3" (2.44m x 1.91m)

Bedroom One

17' 2" x 13' 5" (5.23m x 4.10m)

En-Suite

5' 8" x 5' 9" (1.73m x 1.76m)

Bedroom Two

10' 4" x 13' 5" (3.15m x 4.10m)

Bedroom Three

9' 11" x 9' 2" (3.03m x 2.79m)

Summer House

9' 7" x 9' 7" (2.91m x 2.92m)

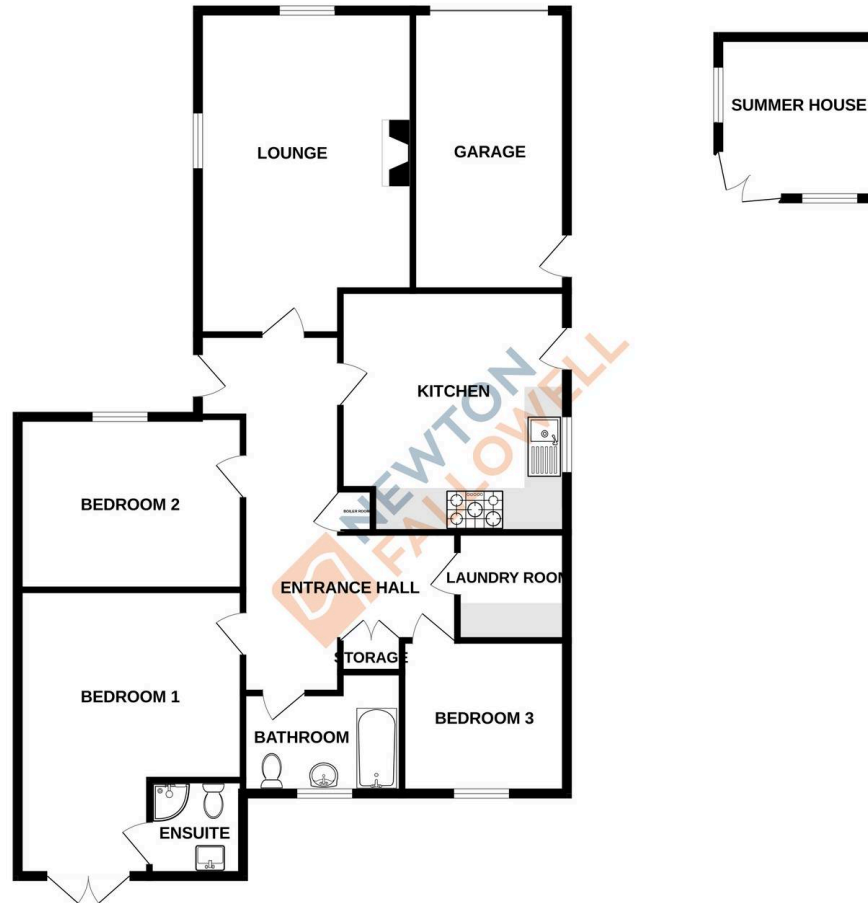


Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

GROUND FLOOR
1428 sq.ft. (132.6 sq.m.) approx.



TOTAL FLOOR AREA: 1428 sq.ft. (132.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Bourne

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