



30 East Street, Rippingale, Rippingale, Bourne, PE10 0SS

 **NEWTON FALLOWELL**

3 2 2

## Key Features

- NO CHAIN!
- Detached Period Cottage
- Charming Original Features
- Three Bedrooms
- Two Charming Reception Rooms
- Driveway Providing Off Road Parking
- Log Burner
- Field Views
- EPC Rating E
- Freehold

Offers in excess of £400,000





Positioned in a rural setting, this charming detached three-bedroom cottage sits on a generous plot with attractive field views from every room. Blending original character with tasteful modern touches, the property offers three bedrooms, two reception rooms, and ample driveway parking. The property benefits from having recently undergone renovation works to include new cottage-style radiators throughout, as well as a new driveway, footpath, patio, and garden fencing.

The entrance hall has stairs to the first floor directly ahead. To the left is the bright and generously sized lounge, featuring plush carpets, exposed brickwork, a log burner, field views, and French doors opening onto the patio. To the right of the hall is a separate family room with wooden flooring, an original fireplace, and front-aspect field views.

To the rear of the family room is a spacious utility room, showcasing further exposed brickwork, wooden worktops, wooden flooring, a farmhouse Belfast ceramic sink, and a back door leading to the rear garden. Adjacent to the utility room is the shower room, with traditional terracotta tiling and all new appliances which includes the shower cubicle, washbasin and WC.

The generously sized country kitchen sits to the right of the family room and features flagstone flooring, exposed brickwork, a wooden beam, dual-aspect windows to the front and rear, fitted base units, a farmhouse Belfast ceramic sink, and space for freestanding appliances including an oven and fridge-freezer. A stable door provides further access to the garden.

Upstairs, the first-floor accommodation comprises three well-proportioned bedrooms, each enjoying pleasant outlooks. The main bedroom benefits from dual-aspect windows and an original fireplace, while the second bedroom enjoys field views and also retains an original fireplace. A centrally positioned landing provides access to a modern family bathroom fitted with a freestanding cast iron bath, washbasin, and WC.

Externally, the property is approached via a large gravel driveway offering ample parking for multiple vehicles. The front garden includes lawned and gravelled areas with a gated entrance. To the rear is a private garden featuring a

wraparound patio and a large lawned area. In addition, a double garage is set to be constructed, further enhancing the appeal of this beautiful and charming home in a quaint village close to Bourne, well positioned for good primary schools as well as Bourne Grammar.

#### Entrance Hall

Lounge 4.37m x 4.25m (14'4" x 13'11")

Family Room 4.62m x 4.04m (15'2" x 13'4")

Kitchen/Diner 4.67m x 5.1m (15'4" x 16'8")

Utility 3.99m x 2.79m (13'1" x 9'2")

Shower Room 1.21m x 3.35m (4'0" x 11'0")

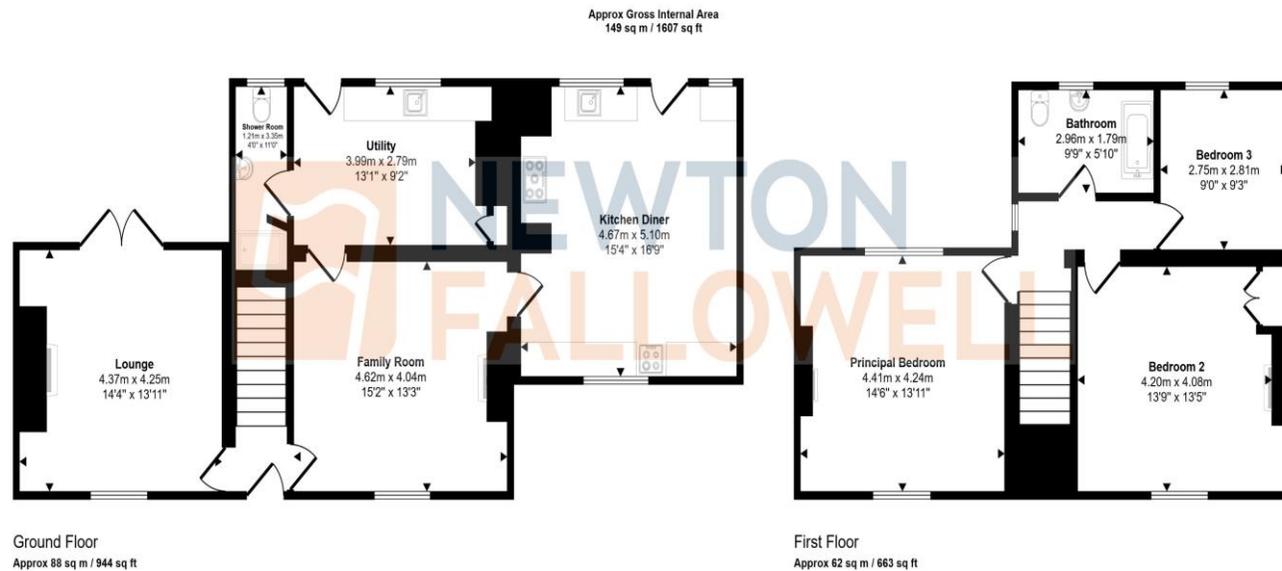
#### Landing

Principal Bedroom 4.41m x 4.24m (14'6" x 13'11")

Bedroom 2 4.2m x 4.08m (13'10" x 13'5")

Bedroom 3 2.75m x 2.81m (9'0" x 9'2")

Bathroom 2.96m x 1.79m (9'8" x 5'11")



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: South Kesteven  
Council Tax Band: D

**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.