Rosedale

10 BLANCHARD CLOSE, RIPPINGALE, PE10 0TJ

£395,000

"Spacious modern bungalow in a village location"

- SPACIOUS MODERN DETACHED BUNGALOW
- VERY WELL MAINTAINED THROUGHOUT
- POPULAR VILLAGE LOCATION
- CORNER PLOT WITH DOUBLE GARAGE
- THREE BEDROOMS AND ENSUITE
- LOUNGE/DINER
- KITCHEN WITH BREAKFAST ROOM AND UTILITY
- VERY WELL MAINTAINED GARDENS
- BATHROOM AND SEPERATE WC
- EPC ENERGY RATING CURRENTLY UNAVAILABLE - COUNCIL TAX BAND E

PROPERTY HIGHLIGHTS

Located within the popular village of Rippingale, North of Bourne, this delightful detached modern bungalow on Blanchard Close offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, ensuite to main bedroom and a well-appointed bathroom, this property is ideal for those seeking a peaceful retreat. The spacious layout includes a welcoming entrance hall, lounge/diner, kitchen with breakfast room and utility.

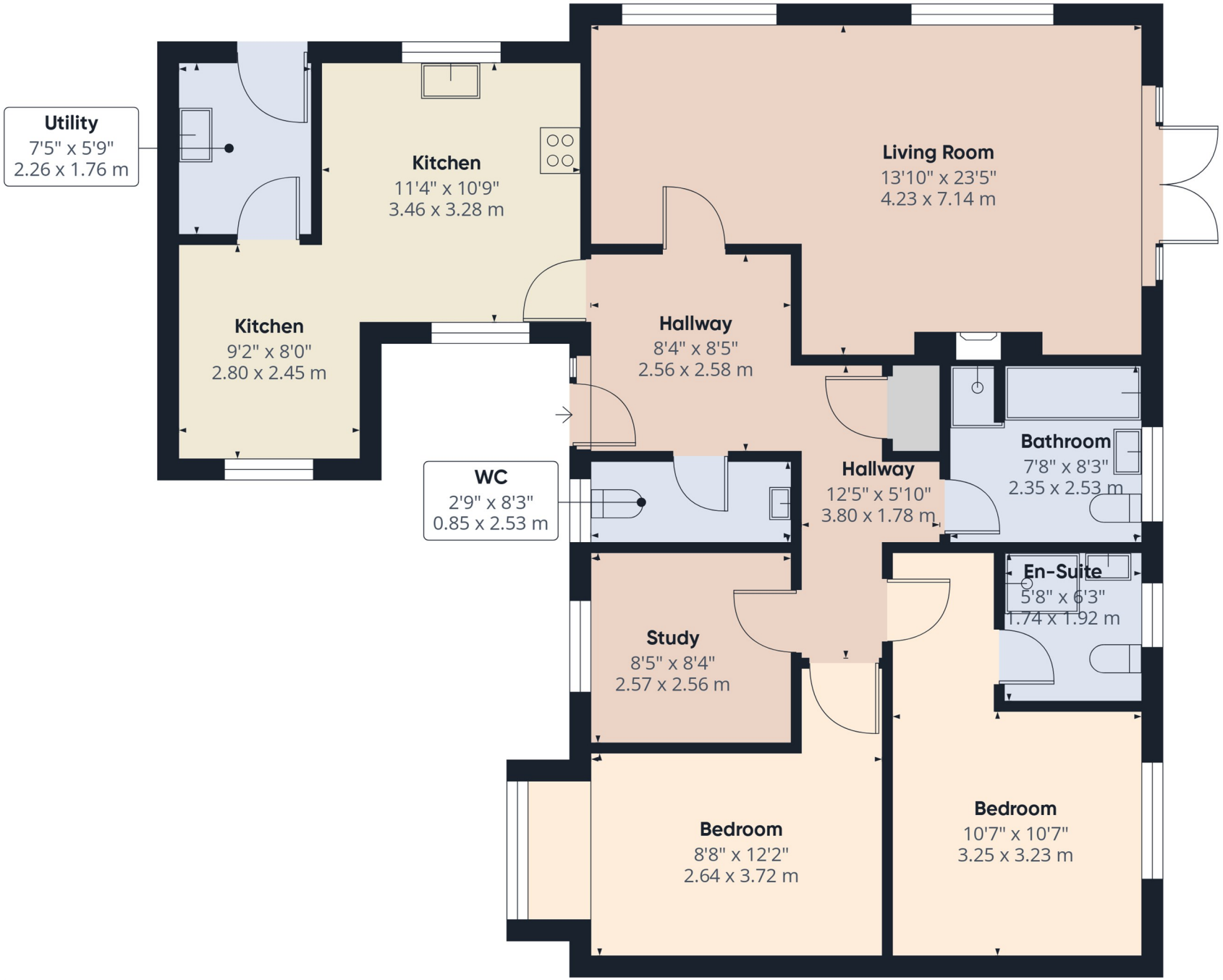
One of the standout features of this property is the generous parking area, accommodating a number vehicles in front of the double garage.

There is also a very pretty front garden.

Whether you are looking to enjoy the quiet village life or seeking a base to explore the surrounding areas, this bungalow presents an excellent opportunity.

Do not miss the chance to make this lovely property your own, where comfort and convenience await. Viewings are highly recommended.

3 Bedrooms 2 Bathroom 2 Reception



Approximate total area(1)

1122 ft²

104.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

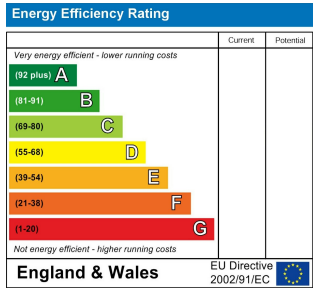
GIRAFFE360

SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** E

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

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.

Rosedale

rosedalepropertyagents.com