



**Middle Street, Rippingale**  
Bourne, Lincolnshire, PE10 0SU

**NEWTON**FALLOWELL 

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**£725 PCM**

**\*\* AVAILABLE WITH NIL DEPOSIT OPTION \*\***

Set on an extremely generous plot in the charming village of Rippingale sits this spacious three bedroom terraced house. The property boasts an impressive living/dining room, separate kitchen, three-piece family bathroom and three good-sized bedrooms. The property also benefits from its impressive rear garden, open field views to the rear and off-road parking.

Outside the front of the property offers off road parking  
To the rear is a stunning garden, benefiting open field views.

Call Newton Fallowell today to arrange your viewing!



**Entrance Hall**

**Living/Dining Room**

22'00 x 16'2 (6.71m x 4.93m)

**Kitchen**

11'8 x 7'8 (3.56m x 2.34m)

**Bathroom**

7'5 x 7'00 (2.26m x 2.13m)

**Master Bedroom**

13'3 x 9'8 (4.04m x 2.95m)

**Bedroom Two**

12'00 x 6'11 (3.66m x 2.11m)

**Bedroom Three**

9'1 x 8'3 (2.77m x 2.51m)

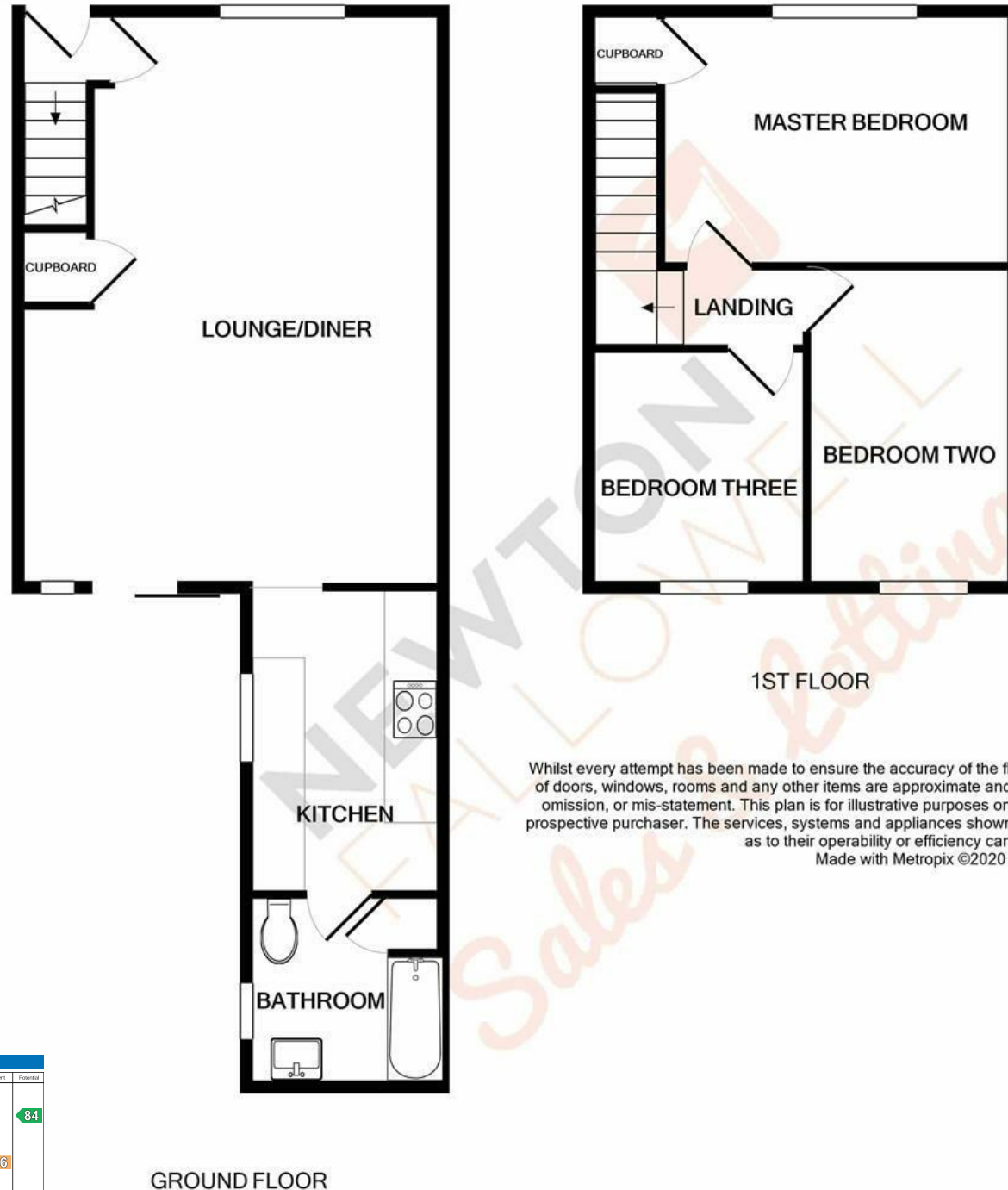


**AGENTS NOTE – DRAFT PARTICULARS:**

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Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, 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 £300 if you use their services.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**NEWTON FALLOWELL**

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