



29 Millers Close, Rippingale
£280,000

 **NEWTON FALLOWELL**

29 Millers Close

Rippingale, Bourne

Four-Bedroom Detached Family Home with Field Views.

Tucked away at the end of a quiet cul-de-sac in the popular village of Rippingale, this attractive four-bedroom detached family home offers well-proportioned and versatile accommodation, complemented by a private rear garden with far-reaching field views.

The property is arranged over two floors and is approached via an entrance hall, providing access to the principal ground floor accommodation. The spacious living room is a particularly bright and welcoming space, enjoying an abundance of natural light and featuring French doors opening directly onto the rear garden. A separate second reception room, currently used as a snug, provides excellent flexibility and could equally lend itself to a playroom, home office or additional sitting room. The modern kitchen is fitted with a good range of wall and base units, with a useful separate utility room providing additional practical space. A downstairs cloakroom completes the ground floor. To the first floor, the landing provides access to four well-proportioned bedrooms and the family bathroom. Two of the bedrooms benefit from built-in double wardrobes, while the principal bedroom enjoys the added luxury of a modern three-piece en-suite shower room with underfloor heating. Outside, the property is approached via an inset footpath leading to the front door, with well-maintained lawned gardens positioned to either side. A driveway and single garage are located to the front, providing off-road parking and useful storage. The fully enclosed rear garden offers a good degree of privacy and features a patio seating area, established and mature planting, and lawned garden beyond. A particular highlight is the stunning open field outlook to the rear, creating a pleasant and peaceful setting. This is a well-appointed family home offering generous accommodation, excellent flexibility and an enviable position within the village, with the added benefit of beautiful countryside views to the rear.





Entrance Hall

Lounge

21' 4" x 10' 11" (6.49m x 3.34m)

Dining Room

9' 4" x 11' 7" (2.84m x 3.54m)

Kitchen

11' 9" x 11' 7" (3.57m x 3.54m)

Utility Room

5' 1" x 8' 6" (1.55m x 2.59m)

Wc

3' 0" x 6' 7" (0.91m x 2.01m)

Landing

Principal Bedroom

11' 1" x 12' 9" (3.37m x 3.88m)

En-suite

8' 5" x 5' 9" (2.57m x 1.76m)

Bedroom Two

10' 11" x 11' 9" (3.33m x 3.59m)

Bedroom Three

9' 0" x 11' 1" (2.75m x 3.37m)

Bedroom Four

10' 3" x 11' 0" (3.12m x 3.35m)

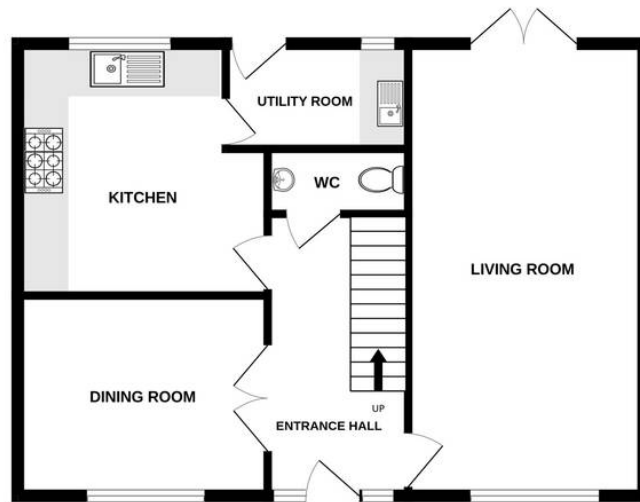
Bathroom

5' 7" x 7' 4" (1.70m x 2.23m)

Garage



GROUND FLOOR
769 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 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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