



30 East Street, Ripplingale

In Excess of £400,000

 **NEWTON FALLOWELL**

## 30 East Street

Rippingale, Bourne

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





#### Entrance Hall

#### Living Room

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

#### Family Room

15' 2" x 13' 3" (4.62m x 4.04m)

#### Kitchen/Diner

15' 4" x 16' 9" (4.67m x 5.10m)

#### Utility Room

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

#### Shower Room

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

#### Landing

#### Bedroom One

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

#### Bedroom Two

13' 9" x 13' 5" (4.20m x 4.08m)

#### Bedroom Three

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

#### Bathroom

9' 9" x 5' 10" (2.96m x 1.79m)



Approx Gross Internal Area  
149 sq m / 1607 sq ft



Ground Floor  
Approx 88 sq m / 944 sq ft

First Floor  
Approx 62 sq m / 663 sq ft

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.

## Newton Fallowell - Bourne

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