



23 Dovecote Estate, Ripplingale
£170,000

 **NEWTON FALLOWELL**

23 Dovecote Estate

Rippingale, Bourne

This well-presented semi detached three bedroom home offers spacious and versatile accommodation, ideal for families or those seeking extra living space. The property boasts a welcoming entrance hall that leads to two generous reception rooms, perfect for use as a formal lounge and a separate dining or family room.

The kitchen offers ample storage and workspace with a separate pantry under the stairs for added storage. The large lounge features access into the garden through patio doors and then a door through into the dining room.

Upstairs, you will find three double bedrooms, each with plenty of room for wardrobes and additional furnishings. The layout is designed to maximise comfort and functionality, with large windows throughout allowing for an abundance of natural light. The neutral décor provides a blank canvas, ready for you to add your own personal touch.

Outside, the property benefits from a large driveway to the front, capable of accommodating multiple vehicles with ease. To the rear, there is a private garden that offers a tranquil retreat from the bustle of every-day life. The outdoor space is sectioned for different areas including lawn and patio areas, offers sheds for storage and is fully enclosed, making it safe and secure for children and pets. Mature shrubs and fencing provide a sense of privacy.

This property represents a fantastic opportunity to acquire a family home with excellent outdoor space, bedroom sizes and in a sought-after residential location.

Council Tax band: A

Tenure: Freehold





Entrance Hall

Living Room

14' 10" x 11' 5" (4.52m x 3.48m)

Dining Room

9' 4" x 9' 2" (2.84m x 2.80m)

Kitchen

12' 0" x 10' 6" (3.65m x 3.20m)

Landing

W.C

5' 11" x 2' 8" (1.80m x 0.82m)

Bathroom

5' 11" x 5' 5" (1.80m x 1.65m)

Bedroom One

11' 11" x 10' 11" (3.64m x 3.32m)

Bedroom Two

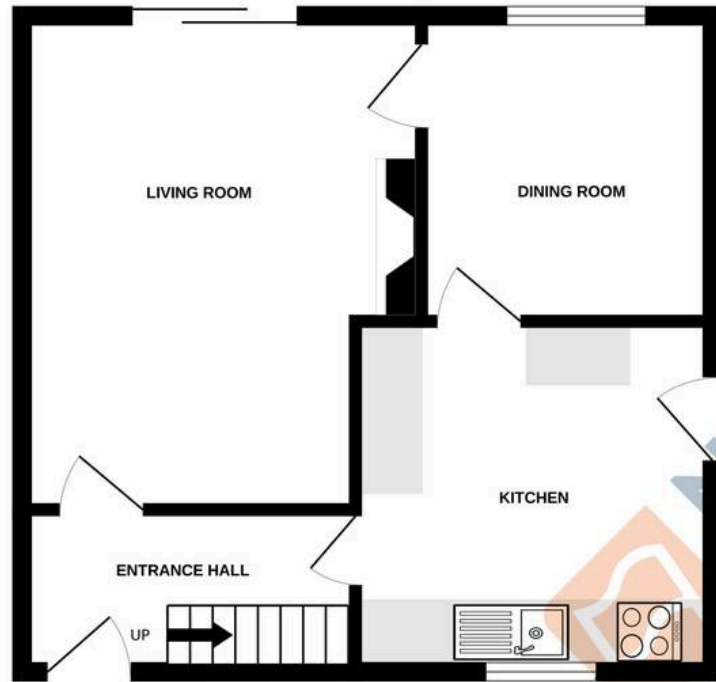
11' 4" x 9' 11" (3.45m x 3.02m)

Bedroom Three

10' 0" x 7' 1" (3.05m x 2.15m)



GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 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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