



18 Millers Close, Rippingale, Bourne, Lincolnshire, PE10 0TH

£445,000 Freehold

Offered for sale with no ongoing chain this spacious five bedroom detached family home is a must view for anyone looking for more space. The property offers deceptive accommodation benefiting from, lounge, dining room and study, 19ft conservatory, modern fitted kitchen opening to a dining area, utility room and downstairs cloakroom. Master bedroom with dressing room and en-suite, guest bedroom with jack and jill bathroom to the third bedroom, two further bedrooms and family bathroom. Outside there is a block paved driveway leading to a double garage and to the rear a fully enclosed garden backing onto open fields. Please call 01778 392807 for more information.

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Kitchen - 12'7" x 9'2" (3.84m x 2.8m) With modern fitted units comprising, one and a half bowl sink unit with cupboard below, excellent range of wall and base units, built in double oven and hob with extractor above, integrated dishwasher, integrated fridge, built in larder cupboard, tiled flooring, upvc double glazed window to the rear, and door leading through to

Utility Room - 10'1" x 5'2" (3.07m x 1.57m) With fitted work surface and sink, space and plumbing for washing machine, space for tumble dryer, tiled flooring, personnel door to the garage, door to the side, and door leading through to

Downstairs Cloakroom - With low level WC, wash hand basin, frosted window and tiled flooring

First Floor Galleried Landing - UPVC double glazed velux window to the front, built in airing cupboard, access to the loft, and door leading through to

Bedroom One - 13'5" x 11'4" (4.1m x 3.45m) With UPVC double glazed window to the front and side, radiator, power points, and open to

Dressing area - 9'5" x 7'9" (2.87m x 2.36m) With two built in double wardrobes, and door leading through to

En suite - With corner shower cubicle, low level WC, wash hand basin, heated towel rail and frosted window



Bedroom Two - 14'4" x 12'8" (4.37m x 3.86m) Two UPVC double glazed windows overlooking the front, built in wardrobes, radiator, power points and door leading through to

Jack and Jill Bathroom - With p-shaped bath, low level WC, wash hand basin, radiator, built in storage cupboard, frosted window and access through to

Bedroom Three - 13'11" x 11'6" (4.24m x 3.5m) With built in wardrobe, radiator, power points, UPVC double glazed window to the rear

Bedroom Four - 11'8" x 8'8" (3.56m x 2.64m) With UPVC double glazed window to the rear, power points, radiator

Bedroom Five - 9'5" x 8'8" (2.87m x 2.64m) With UPVC double glazed window to the rear, radiator and power points

Family Bathroom - With panelled bath, separate shower cubicle, low level WC, wash hand basin, part tiled walls, radiator, frosted window

Outside - To the front there is a block paved driveway providing ample off road parking leading to a double garage (17'5" x 16'8") with two up and over doors, power and light and LPG boiler supplying hot water and central heating.

The rear garden has a paved and wood decked patio leading onto a lawned garden being fully enclosed and backing onto open fields.

ACCOMMODATION

Entrance Porch - With door leading through to

Entrance Hall - With turning staircase to the first floor, understairs storage cupboard and double opening doors leading through to

Lounge - 16'3" x 14'2" (4.95m x 4.32m) With attractive feature fireplace with wood burning stove, UPVC double glazed bay window and further window to the front, radiator, power points



Family Room - 10'6" x 12'8" (3.2m x 3.86m) With UPVC double glazed window to the side, radiator, power points and UPVC double glazed french doors to the conservatory

Study - 9'4" x 7'1" (2.84m x 2.16m) Two UPVC double glazed windows to the side, radiator and power points



Conservatory - 19'10" x 10'1" (6.05m x 3.07m) With UPVC double glazed windows and french doors onto the rear garden

Dining Room - 12'8" x 10'2" (3.86m x 3.1m) With UPVC double glazed door and window into the conservatory, radiator, power points and open to

