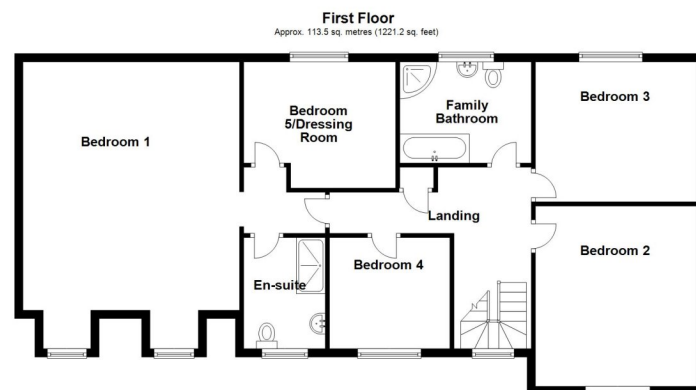
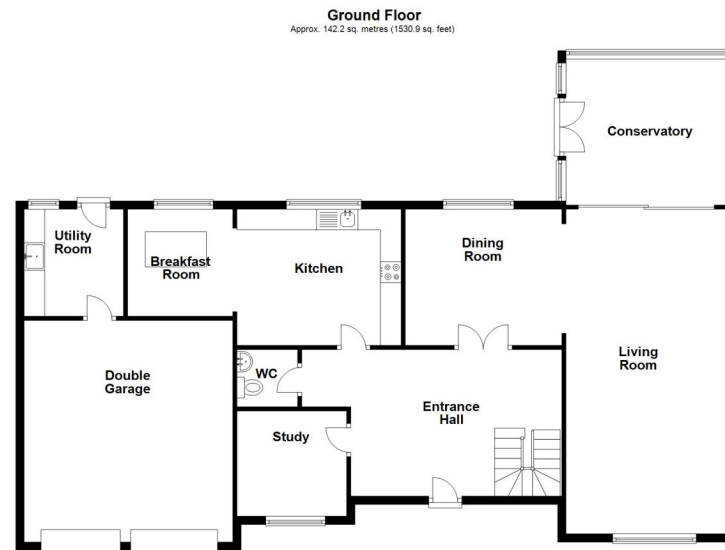


Linnet Drive, Rippingale, Bourne

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

EPC To Be Confirmed



Total area: approx. 255.7 sq. metres (2752.1 sq. feet)



4 Linnet Drive, Rippingale, Bourne, PE10 0WA

£450,000 Freehold

PRICED TO SELL AND NO CHAIN! This impressive five bedroom detached modern family home in Rippingale offers spacious living for a growing family. The ground floor includes a 25ft living room, open plan dining room, conservatory and study plus a modern fitted kitchen with Granite worktops with breakfast room and utility room off. Upstairs, there is a spacious master bedroom with en-suite shower room, and there are four additional bedrooms, providing plenty of flexible space. The family bathroom is modern and well-appointed suite with bath and separate shower. Outside, the property features a double width driveway providing ample off road parking leading to a double garage. The rear garden is fully enclosed and mainly lawned making this home a must view. Please call 01778 392807 for more information.

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ACCOMMODATION

Entrance Hall - With turning stair case to the first floor, tiled flooring, under stairs storage, coved ceiling, radiator and door leading to:

Downstairs Cloakroom - With low level wc, wash hand basin, tiled flooring and radiator.

Lounge - 25'9" x 12'9" (7.85m x 3.89m) A bright and spacious room with attractive fireplace with woodburning stove, upvc double glazed window to the front, coved ceiling, radiator, power points sliding doors to the conservatory and open to:

Dining Room - 13'8" x 10'4" (4.17m x 3.15m) With upvc double glazed window to the rear, coved ceiling, radiator, power points and double opening doors to the entrance hall.

Conservatory - 12'3" x 11'5" (3.73m x 3.48m) Being half brick with upvc double glazed windows and french doors to the garden plus laminate flooring.

Study - 8'6" x 8'5" (2.6m x 2.57m) With upvc double glazed window to the front, laminate flooring, radiator, power points and coved ceiling.

Kitchen - 12'1" x 18'9" (3.68m x 5.72m) With modern fitted comprising, inset sink with cupboard below, excellent range of wall and base units complemented with Granite worktops, built in double oven, induction hob with extractor above, integrated dishwasher, part tiled walls, tiled flooring, upvc double glazed window overlooking the rear and open to:



Breakfast Room - 8'5" x 8'3" (2.57m x 2.51m) With fitted centre island with breakfast bar and cupboards below, tiled flooring, upvc double glazed window to the rear and door leading to:

Utility Room - 8'5" x 8'2" (2.57m x 2.5m) With sink and cupboard below, fitted worktop, fitted cupboards, space and plumbing for washing machine, tiled flooring, personal door to the garage and door and window to the rear garden.

First Floor Landing - With built in airing cupboard, feature upvc double glazed window to the front and door leading to:

Master Bedroom - 19'1" x 16'6" (5.82m x 5.03m) With two double glazed windows to the front, radiator, power points, coved ceiling, door leading to bedroom five/dressing room and door to:

En-Suite Shower Room - With walk in shower, low level wc, wash hand basin, tiled walls, tiled flooring, heated towel rails and frosted window.

Bedroom Five/Dressing Room - 12'3" x 10'4" (3.73m x 3.15m) With upvc double glazed window to the rear, coved ceiling, radiator and power points.

Bedroom Two - 14'5" x 13'1" (4.4m x 4m) With upvc double glazed window to the front, coved ceiling, radiator and power points.

Bedroom Three - 13'1" x 11'3" (4m x 3.43m) With upvc double glazed window to the rear, coved ceiling, radiator and power points.

Bedroom Four - 9'6" x 8'9" (2.9m x 2.67m) With upvc double glazed window to the front, coved ceiling, radiator and power points.

Family Bathroom - Modern fitted suite comprising, panelled bath with shower attachment, separate shower cubicle, low level wc and wash hand basin set in unit with cupboards below, tiled walls, tiled flooring, heated towel rail and frosted window.

Outside - To the front there is a block paved, gravelled and paved driveway providing ample off road parking leading to a DOUBLE GARAGE (17'1" x 17'2") with two up and over doors, power and light plus oil boiler supplying hot water and central heating. The rear garden is East facing with paved patio leading onto well maintained lawned garden with further patio with pergola providing a pleasant sitting area.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

F

