



## 22 High Street, Rippingale, Bourne, Lincolnshire, PE10

£600,000 to £650,000 Freehold

Price Guide £600,000 to £650,000. Winkworth are delighted to be instructed to sell this bespoke brand new four bedroom detached bungalow offering fantastic accommodation finished to an extremely high standard including Quartz worktops, oak doors and air source heat pump with under floor heating and solar panels. The property offers lots of space benefiting from a spacious entrance hall, lounge overlooking the garden opening up to large kitchen/dining room, study/family room, master bedroom and guest bedroom both benefiting from en-suite facilities, two further bedrooms and family bathroom. Outside there is a generous gravelled driveway providing lots of off road parking leading to a detached double garage and to the rear a lawned garden backing onto an open field. This property is built and offers no ongoing chain so please call 01778 392807 for more information.

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**Winkworth**

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**Utility Room** - 13'7" x 6'4" (4.14m x 1.93m) With single drainer sink, range of fitted units, integrated freezer, space and plumbing for washing machine, space for tumble dryer, double opening doors to a walk-in airing cupboard housing pressurised tank and solar panel controls

**Master Bedroom** - 17'8" x 16'8" (5.38m x 5.08m) With UPVC double glazed windows to the front and side, underfloor heating, downlighters, and door leading through to

**En-Suite Shower Room** - Luxury fitted suite comprising walk in shower cubicle, low level WC and wash hand basin set within unit with cupboards below, tiled flooring with underfloor heating, heated towel rail, and UPVC double glazed frosted window

**Guest Bedroom** - 13'8" x 9'6" (4.17m x 2.9m) With UPVC double glazed window to the side, underfloor heating, downlighters and door leading through to

**En-Suite** - Luxury fitted suite comprising walk in shower cubicle, low level WC and wash hand basin set within unit with cupboards vbelow, tiled flooring with underfloor heating, heated towel rail, and UPVC double glazed frosted window

**Bedroom Three** - 18'4" x 9'1" (5.6m x 2.77m) With UPVC double glazed window to the rear, downlighters, underfloor heating

**Bedroom Four** - 13'7" x 13' (4.14m x 3.96m) With UPVC double glazed window to the side, underfloor heating, and downlighters

**Family Bathroom** - Panelled bath with wall mounted shower and glass screen, low level WC and wash hand basin set within unit with cupboard below, tiled flooring with underfloor heating, heated towel rail and UPVC double glazed frosted window

**Outside** - To the front there is a large gravelled driveway providing ample off road parking and space for a caravan/motor home leading to a DETACHED DOUBLE GARAGE with two electric doors, power and light with outside EV point.

The rear garden has a paved patio leading to an established lawned garden backing onto fields.

The property benefits from a Vaillant air source heat pump and 5 solar panels with battery.

## ACCOMMODATION

**Entrance Hall** - With ceramic tiled flooring and underfloor heating, access to the loft which is boarded with ladder, built in storage cupboard, downlighters and door leading through to

**Cloakroom** - With low level WC, wash hand basin, UPVC double glazed frosted window and underfloor heating

**Kitchen/Dining Room** - 27'1" x 14'3" (8.26m x 4.34m) With bespoke German fitted units comprising, inset sink with cupboard below, fantastic range of wall and base units complemented by Quarts worktop with breakfast bar, induction hob with extractor above, Neff fan oven, further Neff combination oven/microwave with warming drawer, integrated dishwasher, integrated fridge, fitted pantry cupboard, integrated wine cooler, tiled flooring with underfloor heating, two upvc double glazed windows to the front and open to.

**Lounge** - 17'5" x 13'8" (5.3m x 4.17m) With feature fireplace with real wood burning stove, bi-folding doors onto the rear garden, underfloor heating and downlights

**Study** - 13'8" (4.17) x 13'2" (4.01) (narrowing to 9'5" (2.87)) With underfloor heating, UPVC double glazed window to the rear and downlights

