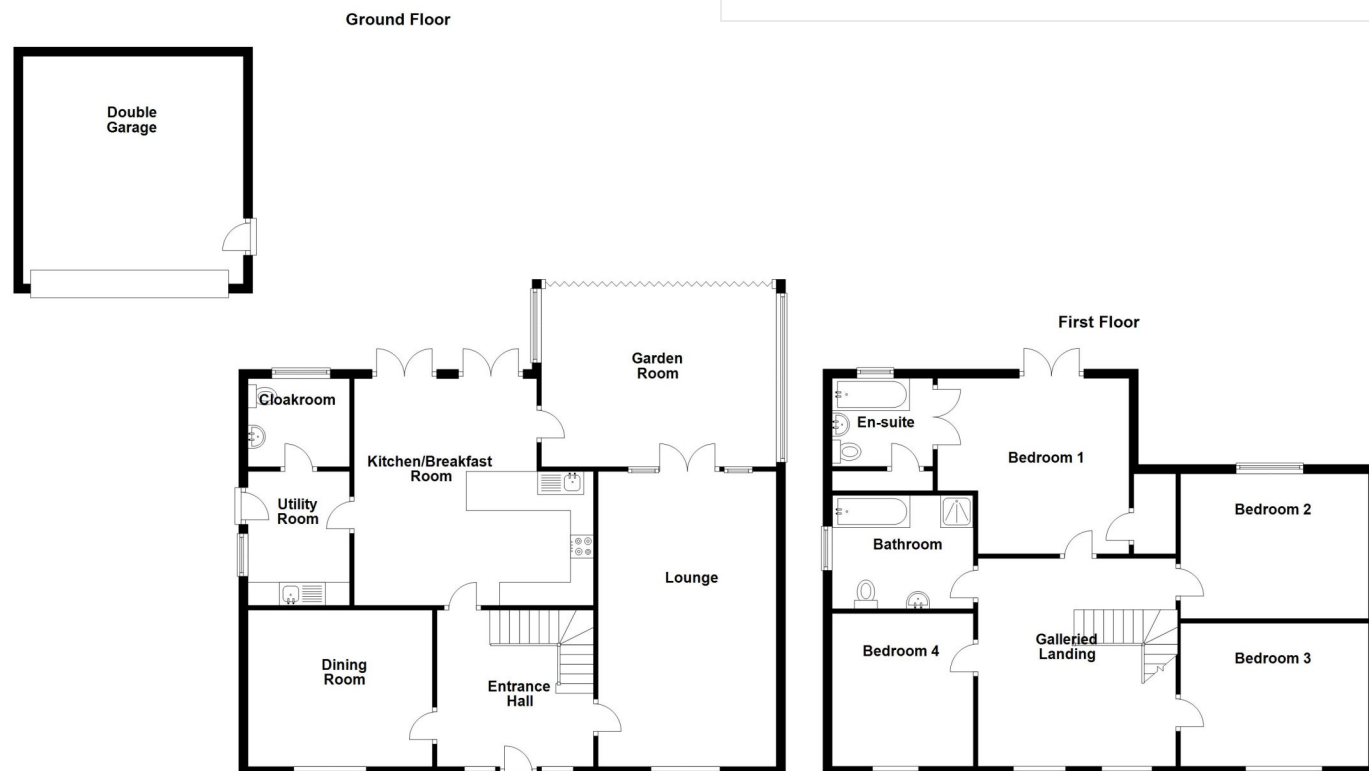


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



2 Horse Chestnut Lane, Rippingale, Bourne, Lincolnshire, PE10 0TW

£510,000 Freehold

Winkworth are delighted to offer for sale this spacious four bedroom detached family home WITH NO CHAIN. Located in this quiet cul - de - sac development of two other houses with generous south facing gardens backing onto open fields. Within the catchment area for the local schools including: Bourne Academy and Bourne Grammar. The property has been much improved by the current vendor benefiting from, lounge with woodburning stove, separate dining room, stunning aluminium garden room with glass roof and triple sliding doors to the garden, modern fitted kitchen/breakfast room with utility room and cloakroom off. On the first floor the master bedroom boasts french doors overlooking the garden and views, en-suite bathroom, three further bedrooms and family bathroom. Inside the home, there is also access to extensive loft space. Outside there is a walled front driveway with ample parking leading to a detached double garage and to the rear the generous south facing lawned garden with views across open fields.

Winkworth Bourne | 01778392807 |
 bourne@winkworth.co.uk
winkworth.co.uk/bourne

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.

Spacious Four Bedroom Detached House | Detached Double Garage | Master with En Suite | Views over Open Fields | EPC Rating D | Council Tax Band E

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See things differently.



ACCOMMODATION

Entrance Hall - With oak flooring, turning staircase to the first floor, under stairs storage, under floor heating, coved ceiling and door leading to.

Lounge - 21'10" x 12'9" (6.65m x 3.89m) With inset woodburning stove, oak flooring, upvc double glazed window to the front and french doors to the garden room, under floor heating, coved ceiling, power points and tv point.

Dining Room - 13'4" x 11'1" (4.06m x 3.38m) With upvc double glazed window to the front, oak flooring, under floor heating, coved ceiling and power points.

Garden Room - 16'3" x 12'6" (4.95m x 3.8m) With vaulted glass roof, triple sliding doors to the rear garden, oak flooring with under floor heating, air con/heating unit and door leading to.

Kitchen/Breakfast Room - 17'1" (5.2) (narrowing to 13' (3.96) x 16'3" (4.95) With modern fitted units comprising inset sink with cupboard below, excellent range of wall and base units with quartz worktop and breakfast bar, built in double oven, induction hob with extractor above, integrated fridge freezer, integrated dishwasher, Karndean flooring, two set of french doors onto the rear garden, under floor heating and door leading to.



Utility Room - 9'7" x 7'2" (2.92m x 2.18m) With range of wall and base units, quartz worktops with sink, space and plumbing for washing machine and tumble dryer, under floor heating, Karndean flooring, doors to the side and door to.

Downstairs Cloakroom - 7'2" x 6'3" (2.18m x 1.9m) With built in storage, low level wc, wash hand basin, Karndean flooring, under floor heating, oil boiler supplying hot water and central heating and frosted window.

First Floor Galleried Landing - With two upvc double glazed windows overlooking the front, under floor heating and door leading to.



Bedroom One - 14' x 12'7" (4.27m x 3.84m) With upvc double glazed french doors overlooking the garden and views, built in storage cupboard, under floor heating, coved ceiling and double opening doors to.

En-Suite Bathroom - With panelled bath with shower attachment, low level wc, wash hand basin, under floor heating, built in airing cupboard, part tiled walls and frosted window.

Bedroom Two - 13' x 10'6" (3.96m x 3.2m) With upvc double glazed window, under floor heating, coved ceiling and power points.

Bedroom Three - 13' x 10'4" (3.96m x 3.15m) With upvc double glazed window, under floor heating, coved ceiling and power points.

Bedroom Four - 10'7" x 10'2" (3.23m x 3.1m) With upvc double glazed window, under floor heating, coved ceiling and power points.

Family Bathroom - With panelled bath, separate shower cubicle, low level wc, wash hand basin, part tiled walls, under floor heating and frosted window.

Outside - To the front there is a walled gravelled driveway providing ample off road parking with access to a DETACHED DOUBLE GARAGE with up and over door, power and light and personal door to the garden.

The rear garden is a fantastic south facing garden with wood decked patio leading to a generous lawned garden with mature trees and shrubs enjoying stunning views across open fields.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

E

