
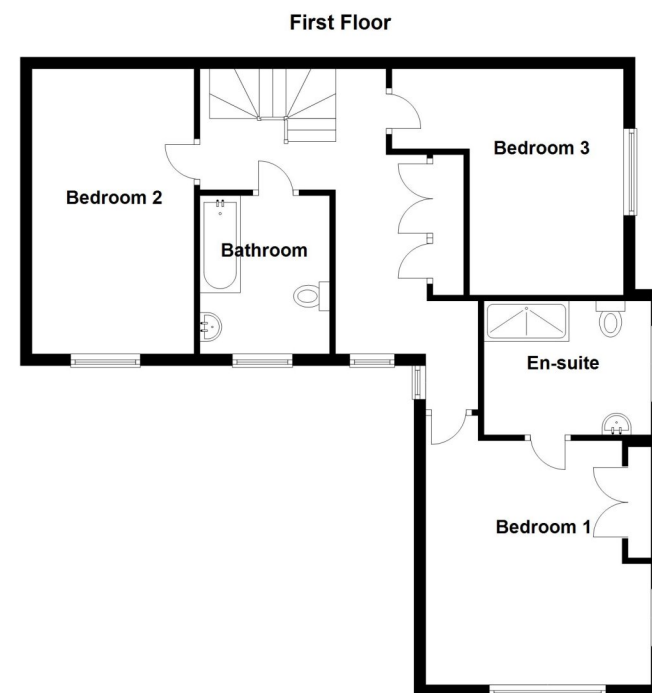
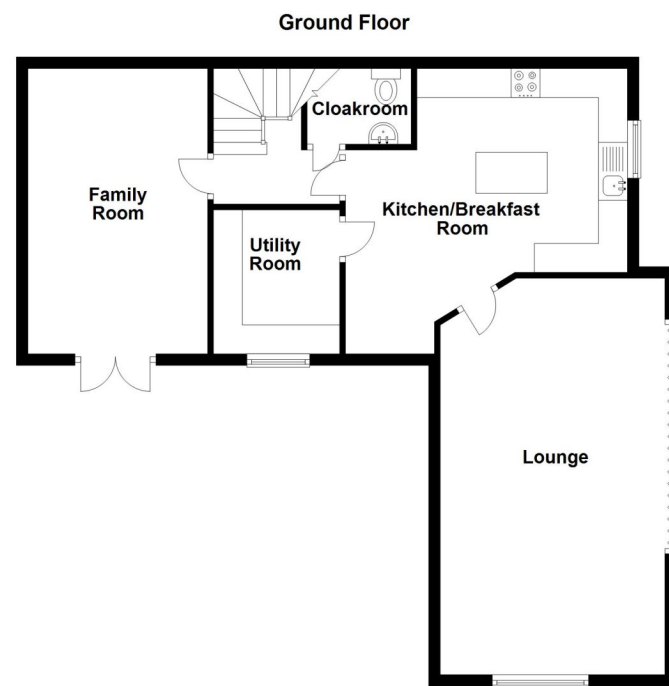


**Ferns Cottage, Station Street,
Rippingale, Bourne**

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ferns Cottage, Station Street, Rippingale, PE10 OTD

£325,000 Freehold

Winkworth are delighted to offer for sale this individual extended three bedroom semi detached home set in a wonderful location with views across open fields. The property offers excellent accommodation benefiting from, modern fitted kitchen with utility room off, 21ft lounge, separate family room and downstairs cloakroom. On the first floor the master bedroom benefits from a en-suite with walk in shower, there are two further double bedrooms and a family bathroom. Outside there is a gravelled driveway leading to a carport and further timber shed with an established plot to the front and side providing excellent outside space. This home really need to be viewed to fully appreciate so give us a call to book an appointment.

Three Bedroom Semi-Detached Cottage | Quiet Village Location | Master Bedroom With En Suite | Off street Parking | EPC Rating D | Council Tax Band D

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ACCOMMODATION

Kitchen/Breakfast Room - 17'9" x 16'2" (5.4m x 4.93m) With modern fitted units comprising, one and a half bowl sink with cupboard, excellent range of wall and base units incorporating centre island with built in hob, built in double oven, integrated fridge freezer, integrated dishwasher, wooden flooring, feature radiator, upvc double glazed window to the side, door to the inner hall and door leading to:

Utility Room - 8'2" x 7'4" (2.5m x 2.24m) With range of wall and base units, one and a half bowl sink with cupboard below, space and plumbing for washing machine, wall mounted oil boiler and upvc double glazed window to the front.

Lounge - 21'3" x 13'6" (6.48m x 4.11m) With wooden flooring, radiator, power points, upvc double glazed window to the front and Bi-Folding doors onto the garden.

Inner Hall - With stairs leading to the first floor, door to the family room and door leading to:

Downstairs Cloakroom - With low level wc, wash hand basin and frosted window.

Family Room - 16'2" x 10'2" (4.93m x 3.1m) With attractive brick fireplace with wood burning stove, radiator, wooden flooring, power points and upvc double glazed window to the front.



First Floor Landing - With built in storage cupboard, upvc double glazed windows and door to.

Bedroom One - 14'1" x 13'4" (4.3m x 4.06m) With extensive range of fitted wardrobes, radiator, power points, upvc double glazed window to the front and side and door to:

En-Suite Shower Room - Modern fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin and frosted window.

Bedroom Two - 16' x 9'7" (4.88m x 2.92m) With upvc double glazed window to the front, radiator and power points.

Bedroom Three - 13'1" (4) (narrowing to 9'2" (2.8) x 14'2" (4.32) With upvc double glazed window to the side, radiator and power points.

Family Bathroom - Panelled bath with shower and glass screen, low level wc, wash hand basin, wet boards, radiator and upvc double glazed window.

Outside - The property sits on a generous established plot with mature shrubs and trees mainly to the front and side providing secluded outside space with pergola. There is also a gravelled driveway leading to a carport and further timber shed.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D

