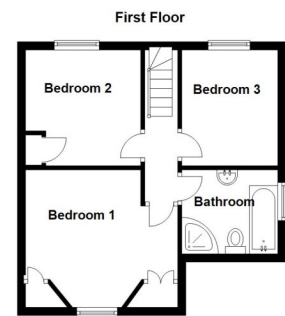
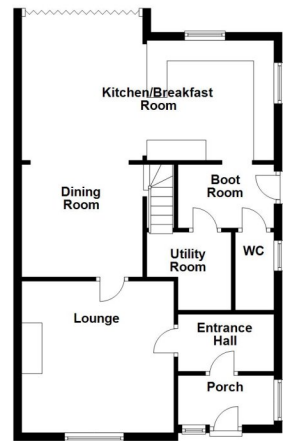
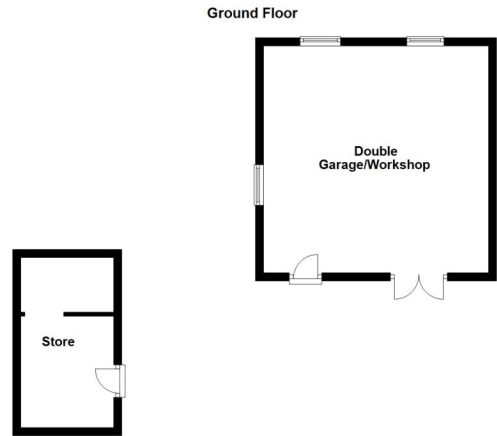


**Old Post Office, Rippingale Road, Kirkby Underwood, Bourne**

*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 follow



**Old Post Office, 6 Rippingale Road, Kirkby Underwood, Bourne, Lincolnshire, PE10 0SH**

£299,950 Freehold

Winkworth are delighted to offer for sale this impressive character cottage which has been much improved and extended by the current owner but still requires finishing to make a stunning family home. The property benefits from a newly fitted kitchen/family room with Quartz worktops, modern fitted bathroom, new oil fired central heating, new drainage, replacement hardwood double glazed windows, replacement roof and new electrics. Outside there is a gravelled driveway providing off road parking and to the rear a lovely established garden with wide selection of shrubs and trees backing onto open fields. There is also a detached garage/workshop/home office which is brick built and measures 18'6" x 18'9" and further brick store. Please call 01778 392807 for more information.

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.

Beautiful Three Bedroom Cottage | Quiet Village Location | Much improved & Extended | Garage/Workshop | EPC Rating TBC | Council Tax Band C



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See things differently.



**Utility Room** - Not finished.

**Downstairs Cloakroom** - Not finished.

**First Floor Landing** - With access to the loft and door to:

**Bedroom One** - 13'2" x 12'5" (4.01m x 3.78m) With two fitted wardrobes and window seat, double glazed window to the front, radiator and power points.

**Bedroom Two** - 9'9" x 9'7" (2.97m x 2.92m) With double glazed window to the rear, radiator and power points.

**Bedroom Three** - 9'7" x 8' (2.92m x 2.44m) With built in airing cupboard, double glazed window to the rear, radiator and power points.

**Family Bathroom** - Modern fitted suite comprising, panelled bath, separate shower cubicle, low level wc, wash hand basin, tiled walls, heated towel rail and frosted window.

**Outside** - To the front there is a gravelled driveway providing off road parking. The rear garden is a wonderful mature plot with a wide variety of shrubs and trees and offers an excellent degree of privacy.

**Brick Built Store** - 12'5" x 7'6" (3.78m x 2.29m)

**Garage/Workshop** - 18'7" x 18'3" (5.66m x 5.56m) With double opening doors and further single door. Power and light plus windows to the rear and side.

**LOCAL AUTHORITY**

South Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

C

**ACCOMMODATION**

**Porch** - With door leading to:

**Hall** - With original flooring and door leading to:

**Lounge** - 12'4" x 12'2" (3.76m x 3.7m) With attractive feature fireplace with wood burning stove, under floor heating, part panelled walls, double glazed window to the front and door leading to:

**Dining Room** - 9'8" x 9'1" (2.95m x 2.77m) With stairs leading to the first floor, part panelled walls, tiled flooring with under floor heating, power points and open to:

**Kitchen/Breakfast Room** - 20'1" x 11'9" (6.12m x 3.58m) With stunning newly fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units complemented by Quartz worktops with breakfast bar, built in double oven with induction hob and extractor above, integrated dishwasher, integrated fridge and freezer, tiled flooring with under floor heating, double glazed window to the rear, floor to ceiling feature bi-folding doors to the rear garden.

**Boot Room** - 7'6" x 5'3" (2.29m x 1.6m) With door to the side and door to:

