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48 Dovecote Estate, Rippingale, Bourne, Lincolnshire PE10 0SY

OPEN TO OFFERS £295,000 - Freehold

### Property Summary

This property is situated in the popular village of Rippingale approximately 5 miles North of Bourne town. There is a free school bus for students attending the local senior schools. This property must be viewed at the earliest opportunity to appreciate the size of the accommodation.

### Features

- Semi Detached House
- Improved and Extended by Current Owners
- Six Good Size Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Large Plot



## Room Descriptions

### Ground Floor

#### Accommodation

Small front porch with uPVC lower panels and glazed upper panels ideal for shoes and boots. Timber door opening to Entrance Hallway: Laminate flooring, radiator, stairs to first floor, built in storage cupboard.

#### Lounge

9' 11" x 14' 8" (3.02m x 4.47m) Laminate flooring, stone effect electric fire wooden surround polished stone back plate and hearth, TV point, radiator, open through to Dining Room.

#### Dining Room

9' 4" x 9' 5" (2.84m x 2.87m) Radiator, laminate flooring. Timber door through to Conservatory.

#### Conservatory

9' 5" x 12' 5" (2.87m x 3.78m) Constructed dwarf brick walls with uPVC glazed units over, radiator, polycarbonate sloped roof, French door opening to rear garden.

#### Kitchen

12' 1" x 10' 8" (3.68m x 3.25m) Fitted wall mounted and floor standing fitted cupboards including a glass fronted display cupboard, complimentary worktops and splash back tiling, inset round stainless steel sink and drainer with mixer taps, space for American style fridge freezer, space for free standing cooker, space and plumbing under worktop for automatic washing machine, space and plumbing under worktop for dishwasher, floor standing oil central heating boiler under breakfast bar, ceramic floor tiles. Please be aware behind the cooker is a door which has been blocked off from one side and leads into the hallway. This could easily be reinstated if required.

#### Utility Room

6' 3" x 7' 3" (1.91m x 2.21m) Worktop with space and plumbing under for two automatic washing machines and space and plumbing for tumble dryer, ceramic floor tiles, part glazed door to front garden.

#### Shower Room

6' 6" x 7' 4" (1.98m x 2.24m) Corner shower cubicle with glass curved door, wash hand basin with vanity cupboard under, low level WC, radiator, complimentary splash back tiling, ceramic floor tiles.

#### Bedroom 6/Family Room

11' 8" x 13' 3" (3.56m x 4.04m) Radiator, window to rear.

### First Floor

#### Landing

Access to roof storage space, radiator, airing cupboard.

#### Family Bathroom

6' 1" x 8' 9" (1.85m x 2.67m) Panelled bath, pedestal wash hand basin, low level WC with concealed flush, aqua splash backs to all walls, vinyl flooring, extractor fan, chrome heated ladder towel rail.

#### Bedroom 1

9' 11" x 11' 1" (3.02m x 3.38m) Laminate flooring, TV point, radiator, window to rear.

#### Bedroom 2

12' 0" x 13' 3" (3.66m x 4.04m) Radiator, window to rear.

#### Bedroom 3

7' 1" x 13' 3" (2.16m x 4.04m) Radiator, window to front.

#### Bedroom 4

8' 10" x 10' 10" (2.69m x 3.30m) TV point, radiator, window to rear.

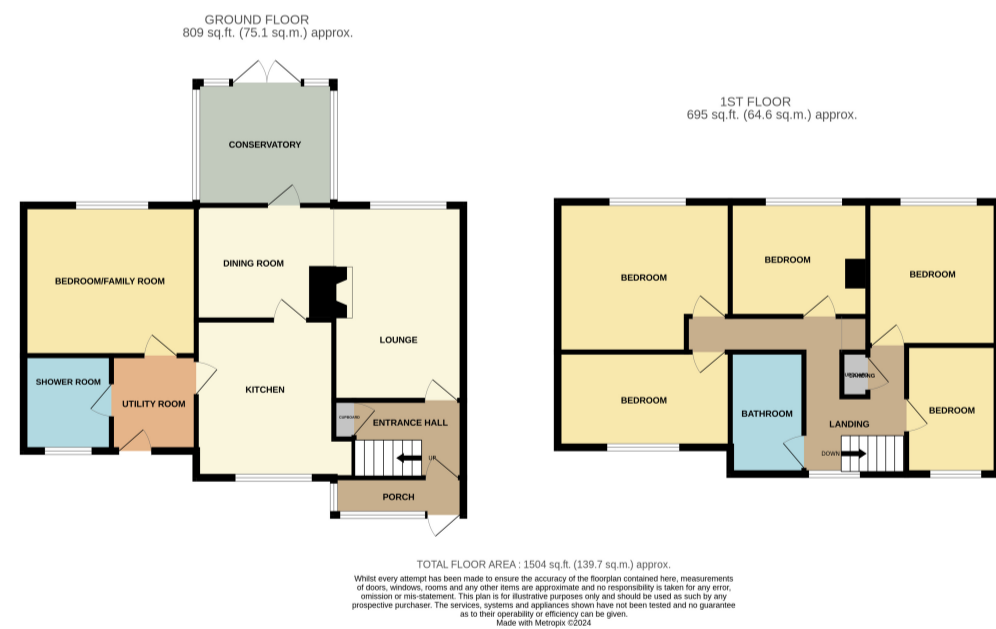
#### Bedroom 5

6' 11" x 9' 11" (2.11m x 3.02m) Laminate flooring, radiator, window to front.

### Externally

#### Garden

This property benefits from a very good size plot. The front garden is open plan and laid to a large gravelled driveway with off road parking for at least 4 cars. There is a detached double garage with an up and over door and power and light connected. The rear garden is another lovely feature and offers a good degree of privacy. Directly outside the Conservatory door there is a raised seating area with three steps down into the main part of the garden. The garden is laid to lawn with shrub borders. There are stepping stones leading to the rear of the garden where there is paving. To one side of the conservatory is a further private seating area and to the opposite side is a raised shrubbery.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	