



**6 Blanchard Close, Rippingale, Bourne, Lincolnshire PE10 0TJ**

**£375,000**



\*\*\*Detached Modern Bungalow\*\*\* Rosedale are delighted to offer this lovely, well-presented property located in the popular village of Rippingale, just north of Bourne. The property flows extremely well, featuring a refitted kitchen/breakfast room overlooking the landscaped garden, a utility room, and a cloakroom. There is an entrance porch leading to the entrance hall, lounge, and three bedrooms. The outside space is where this property truly stands out, with a cabin that has been converted into a bar—creating a fantastic entertaining area—alongside multiple seating areas and well-maintained lawns. To the front, there is ample off-road parking leading to a single garage. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating D/Council Tax Band D.



PORCH

Half glazed door to front, UPVC window to side, quarry tiled flooring and door to:

ENTRANCE HALL

Laminated flooring, dado rail, loft access and coving.

LOUNGE

15' 11" x 11' 9" (4.85m x 3.58m) (approx.) UPVC window to front, dado rail, radiator and coving.

KITCHEN

15' 10" x 10' 9" (4.83m x 3.28m) (approx.) Refitted with a range of base and eye level units, enamel sink unit with mixer tap, part tiled walls, plumbing and space for dishwasher, integrated oven, hob, extractor fan, fridge freezer space, coving, UPVC window to rear and French doors to:

CONSERVATORY

11' 5" x 9' 8" (3.48m x 2.95m) (approx.) UPVC construction, lean to style, exposed brick base, laminated flooring and UPVC French doors to garden.

UTILITY

8' 11" x 8' 1" (2.72m x 2.46m) (approx.) Fitted with a range of base and eye level units, plumbing and space for washing machine and tumble dryer, radiator, UPVC window to side and half glazed door to garden.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, radiator and extractor fan.

BEDROOM ONE

12' 0" x 11' 9" (3.66m x 3.58m) (approx.) UPVC window to rear and radiator.

BEDROOM TWO

13' 7" x 9' 5" (4.14m x 2.87m) (approx.) UPVC window to front and radiator.

BEDROOM THREE

10' 4" x 7' 8" (3.15m x 2.34m) (approx.) UPVC window to front, laminated flooring and radiator.

BATH/SHOWER ROOM

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, tiled flooring, extractor fan, coving, cupboard and UPVC window to rear.

CABIN IN REAR GARDEN

25' 6" x 9' 1" (7.77m x 2.77m) (approx.) Large cabin, currently used as a bar with light and power.

SINGLE GARAGE

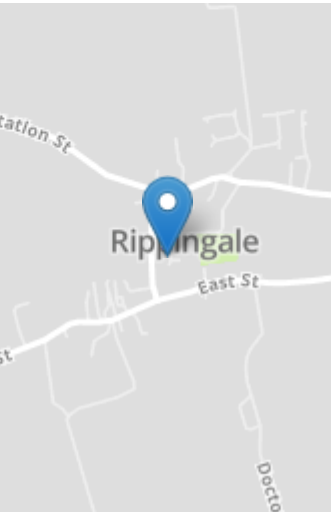
OUTSIDE

Gravel driveway with plenty of off road parking to the front.

The rear garden is landscaped mainly laid to lawn with paved patio, mature shrubs, enclosed by fencing, gated side access and not overlooked.

AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	62	76
EU Directive 2002/91/EC		