

141 Station Street, Ripplingale, Bourne, PE10 OTA



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Capitol Lettors

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£235,000 Freehold

AWAITING PROBATE TO BE GRANTED. Set in the village of Ripplingale, approx 5 miles from Bourne this Detached Bungalow offers entrance porch, lounge with open fire, kitchen, conservatory, two bedrooms, bathroom with shower over bath, oil fired central heating, UPVC double glazing, gardens to all aspects, drive, parking and single garage. Room to extend with planning permission.

Good access to Bourne, Stamford and all major roads

Many local shops, schools etc nearby



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Entrance Porch

1.50m x 1.17m (4' 11" x 3' 10") Approx
Glazed door to front aspect and windows to side aspect, glazed door to lounge

Lounge

4.77m x 3.61m (15' 8" x 11' 10") Approx
Glazed window to front, patio doors to side aspect, two radiators, coved, open fire place with mantel over

Inner hallway

Access to lounge, bedrooms, bathroom and kitchen, loft access

Bedroom 1

3.93m x 2.97m (12' 11" x 9' 9") Approx
Glazed window to front aspect, radiator, built in wardrobes

Bedroom 2

2.62m x 2.71m (8' 7" x 8' 11") Approx
Glazed to rear aspect and radiator

Bathroom

2.39m x 1.64m (7' 10" x 5' 5") Approx
Window to rear/conservatory, radiator, fully tiled, comprising of three piece bathroom suite with low level WC, pedestal wash hand basin and panelled bath with electric shower over

Kitchen

3.25m x 3.50m (10' 8" x 11' 6") Approx
Glazed to side and rear aspect, door to conservatory, radiator, extractor fan, electric cooker point, single drainer sink with taps, eye and base level kitchen units with worktops above. Airing cupboard with hot water cylinder, shelving and central heating controls

Conservatory

6.21m x 3.46m (20' 4" x 11' 4") Approx
Made of part brick and part glazed construction, doors to both sides, plumbing for washing machine, space for fridge/freezer and dishwasher, radiator

Garage

3.25m x 5.53m (10' 8" x 18' 2") Approx
Door to rear/garden aspect, single up and over door, power and lighting, floor standing oil fired central heating boiler serving hot water and central heating

Outside

Gardens to all aspects, mainly laid to lawn, shrub borders, oil storage tank, drive offering off street and access to single garage



This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale. Plan produced using PlanUp.

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