



19 Millers Close, Rippingale, Bourne, Lincolnshire PE10 0TH

£450,000



*****STUNNING DETACHED FAMILY HOME***** Rosedale are delighted to offer to the market this magnificent example of an extended family home. The current vendors have really embraced their open plan kitchen living space with bifold doors leading onto the garden decking. This extension will really bring the whole family together. There is also a utility room, cloakroom lounge, dining room, office and three reception rooms, this really is quite a substantial property. Upstairs the galleried landing has a light and airy feel with access to the four bedrooms, two ensuites, and family bathroom. Outside there is a double garage, plenty of driveway parking, and a low maintenance West facing rear garden. Viewings are highly recommended to truly appreciate what this property has to offer. Offers in excess of £450,000 are invited. EPC Energy Rating E/Council Tax Band E.



ENTRANCE HALL

Composite door to front with windows each side, 1/2 wall paneled, radiator, laminate flooring and cupboard under stairs.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls and UPVC window to side.

OFFICE

8' 9" x 6' 8" (2.67m x 2.03m) (approx.) UPVC window to side, laminated flooring and radiator.

DINING ROOM

12' 0" x 11' 8" (3.66m x 3.56m) (approx.) UPVC window to front, laminated flooring and radiator.

LOUNGE

17' 10" x 12' 2" (5.44m x 3.71m) (approx.) Two UPVC windows to front, double radiator and double doors to kitchen/dining.

KITCHEN/DINING/LIVING SPACE

24' 11" x 16' 10" (7.59m x 5.13m) (approx.) Fitted with a range of base and eye level units, pantry, arga, extractor fan, integrated island sink, drop down lighting, tiled flooring, fridge freezer space, integrated dishwasher, UPVC window to rear, breakfast bar, bifold doors and double doors to garden.

UTILITY

8' 9" x 5' 11" (2.67m x 1.80m) (approx.) Fitted with a range of base and eye level units, integrated sink with mixer tap, wall mounted gas boiler, plumbing and space for washing machine and tumble dryer, tiled flooring, UPVC window to side and UPVC door to garden.

LANDING

Galleried landing, UPVC window to front, window seat, radiator and double airing cupboard.

BEDROOM TWO

12' 7" x 12' 3" (3.84m x 3.73m) (max.) (approx.) UPVC window to front, radiator and double built in wardrobe.

JACK AND JILL ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, tiled flooring, extractor fan, heated towel rail, 1/2 tiled walls and UPVC window to side.

BEDROOM ONE

15' 4" x 13' 6" (4.67m x 4.11m) (max) (approx.) UPVC window to rear, radiator and built in double wardrobe.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, tiled flooring, extractor fan, down lighting, heated towel rail, 1/2 tiled walls and UPVC window to rear.

BEDROOM THREE

12' 5" x 11' 0" (3.78m x 3.35m) (approx.) Two UPVC windows to front, radiator and built in single wardrobe.

BEDROOM FOUR

10' 0" x 9' 8" (3.05m x 2.95m) (approx.) Fitted out as a dressing room, laminated flooring, open shelving and UPVC window to rear.

BATHROOM

Fitted with a three piece suite comprising, WC, wash hand basin and bath with mixer tap and shower over, tiled flooring, heated towel rail, extractor fan and UPVC window to rear.

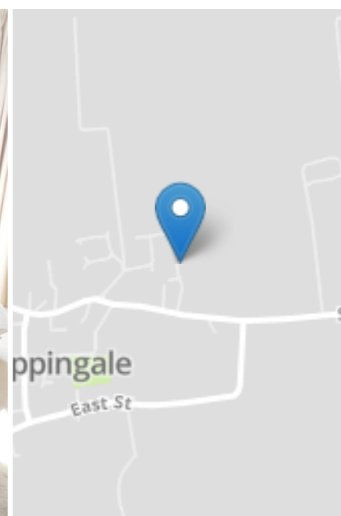
OUTSIDE

Front- Double garage, off road parking, brick block paving, parking for many vehicles, laid to lawn and railings.

Rear- Paved patio, BBQ area, tiled flooring, side gated access and artificial grass.

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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		66
(21-38) F	47	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		