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18 Pinfold Close, Rippingale, Bourne, Lincolnshire PE10 0TB

£355,000 - Freehold

### Property Summary

Rippingale is a popular Lincolnshire village situated approximately 6 miles North of Bourne. The village benefits from a village pub and post office. This bungalow is delightful and well presented throughout. The garden offers a good degree of privacy and coupled with that there is a double garage and a large gravelled driveway to provide off road parking for several cars. Viewing is highly recommended to appreciate everything this bungalow has to offer.

### Features

- Detached Bungalow
- Breakfast Kitchen, Utility Room
- Lounge & Conservatory
- Separate Dining Room
- Three Bedrooms
- Two Bathrooms
- Private Rear Garden
- No Onward Chain



## Room Descriptions

### Ground Floor

#### Accommodation

uPVC part glazed front door and glazed side panels to large entrance porch, second timber door to Entrance Hallway: Radiator, wall mounted thermostatic heating control, access to roof storage space, dado rail, airing cupboard housing hot water tank and shelving.

#### Cloakroom

Low level WC, wash hand basin, splash back tiling, radiator, vinyl flooring.

#### Kitchen

11' 2" x 14' 3" (3.40m x 4.34m) Fitted wall mounted and floor standing light wood effect cupboards, complimentary fitted worktops and splash back tiling, inset one and a quarter bow stainless steel sink and drainer with mixer tap and also dirking water tap, eye level double electric oven, space for microwave oven above, four ring ceramic hob with extractor fan over, space and plumbing under worktop for dishwasher, vinyl flooring, inset ceiling spot lights, radiator, open through to Breakfast Room.

#### Breakfast Room

9' 1" x 10' 5" (2.77m x 3.17m) Tall storage cupboards to part one wall, TV point, radiator.

#### Utility Room

6' 4" x 7' 4" (1.93m x 2.24m) Fitted wall mounted and floor standing light wood effect cupboards, fitted worktop, inset stainless steel sink and drainer, space and plumbing under worktop for automatic washing machine and tumble dryer, vinyl flooring, radiator, part glazed timber door to rear, extractor fan.

#### Dining Room

9' 3" x 9' 8" (2.82m x 2.95m) Dado rail, radiator.

#### Lounge

13' 3" x 13' 10" (4.04m x 4.22m) Dado rail, three wall light points, TV point, telephone point, electric fire with polished stone surround, radiator, sliding patio doors to Conservatory.

#### Conservatory

11' 2" x 12' 5" (3.40m x 3.78m) Constructed dwarf brick walls with uPVC units over, polycarbonate pitched roof with centre ceiling light and fan, ceramic floor tiles, wall mounted electric heater, French doors to outside.

#### Bedroom 1

10' 7" x 13' 8" max (3.23m x 4.17m) Fitted wardrobes to one wall including dressing table, further wardrobe to opposite wall, radiator, window to rear.

#### Ensuite Shower Room

Shower cubicle with concertina glass door, pedestal wash hand basin, low level WC with concealed flush, fully tiled walls, ceramic floor tiles, chrome heated ladder towel rail, extractor fan, electric shaver point.

#### Bedroom 2

9' 9" max x 12' 3" (2.97m x 3.73m) Built in wardrobe, radiator, window to front.

#### Bedroom 3

8' 4" x 8' 3" (2.54m x 2.51m) Telephone point, radiator, window to front.

#### Family Bathroom

8' 10" x 7' 7" (2.69m x 2.31m) Panelled bath with mixer shower attachment, pedestal wash hand basin, low level WC, corner shower cubicle, splash back tiling, vinyl flooring, radiator, extractor fan.

### Externally

#### Garden

The front of this bungalow is open plan and benefits from a large gravelled driveway leading to a detached double garage. The remainder of the front garden is laid to lawn. A timber gate to one side of the bungalow leads to the rear garden which wraps around the bungalow on all sides. The first section of garden benefits from a timber garden shed and green house. The area to the side of the bungalow is mostly laid to lawn with attractive shrubs and trees. Directly behind the rear of the bungalow is a patio seating area with an awning with the remainder of the garden laid to further lawn. Included is three outside lights and a garden tap.

#### Agents Note

This bungalow has recently been redecorated throughout and benefits from new carpets. It has LPG gas central heating. This is supplied via a central tank servicing all the residents on Pinfold Close. Each property has its own metre to calculate usage.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		<b>63</b>
(39-54)	<b>E</b>	<b>49</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	