



12 Blanchard Close, Rippingale, Bourne, Lincolnshire PE10 0TJ

£375,000



DETACHED FAMILY HOME Rosedale are delighted to offer this spacious, very well-maintained detached family home, located in the popular village of Rippingale, just north of Bourne. The property boasts a lovely corner plot within a small modern development and features a refitted, modern-style kitchen with a breakfast bar, a converted garage ideal for a playroom or office, solar panels, a cloakroom, a separate dining room, a lounge, and a very welcoming entrance hall with stairs leading to the landing. Upstairs, there are four bedrooms, a refitted en-suite, and a refitted family bathroom. Outside, there is a mature, low-maintenance garden to the front and rear. The property also benefits from a single garage and plenty of off-road parking. To fully appreciate this opportunity, viewings are highly recommended. EPC Energy Rating D - Council Tax Band E.

ENTRANCE PORCH

UPVC glazed door to front and quarry tiled flooring.

ENTRANCE HALL

Door to front, laminated flooring, stairs to first floor, radiator, dado rail and coving.

CLOAKROOM

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

LOUNGE

19' 1" x 11' 8" (5.82m x 3.56m) (approx.) UPVC window to front, UPVC French doors to garden, UPVC window to side, radiator, living flame gas fire with brick surround.

DINING ROOM

14' 3" x 9' 2" (4.34m x 2.79m) (approx.) UPVC bay window to side, UPVC window to front, radiator, dado rail and coving.

KITCHEN

16' 0" x 9' 3" (4.88m x 2.82m) (approx.) Refitted with a range of base and eye level units, granite worktops, upstands, integrated sink, integrated oven, hob, extractor fan, integrated microwave, integrated dishwasher, downlighting, fridge freezer space, unit lighting, breakfast bar, radiator and UPVC windows to side and rear.

UTILITY

8' 10" x 5' 10" (2.69m x 1.78m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, plumbing and space for washing machine, wall mounted gas boiler, radiator, UPVC door to garden and UPVC window to side.

OFFICE

16' 4" x 7' 9" (4.98m x 2.36m) (approx.) UPVC French doors to garden, coving and radiator.

LANDING

UPVC window to rear, loft access, radiator, airing cupboard and dado rail.

BEDROOM ONE

13' 4" x 11' 10" (4.06m x 3.61m) (approx.) UPVC window to front, free standing wardrobes and radiator.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, part tiled walls, downlights, extractor fan and two UPVC windows to rear.

BEDROOM TWO

12' 2" x 9' 9" (3.71m x 2.97m) (approx.) UPVC window to front, radiator, fitted wardrobes and coving.

BEDROOM THREE

10' 3" x 9' 9" (3.12m x 2.97m) (approx.) UPVC window to front and radiator.

BEDROOM FOUR

9' 0" x 8' 7" (2.74m x 2.62m) (approx.) UPVC window to side and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and free standing roll top bath, 1/2 tiled walls, heated towel rail, downlighting and UPVC window to rear.

OUTSIDE

The rear garden is mainly artificial grass with paved patio area, mature shrubs, tree, pergola, enclosed by fencing, two sheds and gravel area.

The front of the property has a brick block driveway with off road parking and single garage.

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.

