



6 MILLERS CLOSE, RIPPINGALE,
NR BOURNE PE10 0TH £495,000

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

01778
349300

Featuring exceptionally large private enclosed gardens which back onto an orchard, this double fronted detached home is presented in excellent decorative order throughout and offers fantastic family accommodation including five reception rooms, four bedrooms and three bathrooms. The impressive entrance hall leads to the lounge which has a feature fireplace, a family room which leads through to the air conditioned conservatory, a recently installed Devonports contemporary kitchen dining room and a study with fitted furniture. To the first floor, there is a large landing with feature window seat, four double bedrooms with en suite to master and two bedrooms sharing a Jack and Jill en suite. With a large driveway and double garage, viewing of this superb home is highly advised.

Oak front entrance door opening to

ENTRANCE HALL

With stairs to first floor.

CLOAKROOM

Comprising low flush WC, wash hand basin and window to side aspect.

LOUNGE 16'4 x 12'1 (4.98m x 3.68m)

With feature fireplace housing living flame gas fire, TV point, radiators, two windows to front aspect and double opening glazed doors opening to

DINING ROOM 10'7 x 9'2 (3.23m x 2.79m)

With radiator and French doors opening to conservatory.

FAMILY ROOM 12' x 11'9 (3.65m x 3.58m)

Entered via double opening doors, this room has radiator and two windows to front aspect.

STUDY 8'10 x 6'8 (2.69m x 2.03m)

Comprising fitted office furniture, radiator and window to side aspect.

CONSERVATORY 14' x 9'8 (4.27m x 2.95m)

Of brick and upvc construction with air conditioning and French doors opening onto the rear garden.

KITCHEN BREAKFAST ROOM 17'8 x 12'6 (5.38m x 3.81m)

Recently fitted by Devonports and comprising contemporary wall and base units, built in double oven with gas hob and extractor above; integrated dishwasher, quartz work surface, sink unit, space for American style fridge freezer, breakfast area, tiled floor, window to rear aspect, French doors opening to conservatory and door to

LANDING

With feature window to front aspect and built in seat beneath, this large landing has double doors to airing cupboard and provides access to all principal bedrooms.

MASTER BEDROOM 15'4 x 13'5 (4.67m x 4.09m)

With two built in double wardrobes, radiator, window to rear aspect and door to

EN SUITE

Recently fitted to comprise walk in double shower cubicle, wash hand basin, low flush WC, heated towel rail and window to rear aspect.

BEDROOM TWO 12'8 x 12'5 (3.86m x 3.78m)

With radiator, two windows to front aspect and door to

JACK AND JILL EN SUITE

Comprising vanity unit housing wash hand basin and WC, double shower cubicle, tiled floor, wall tiling, heated towel rail, window to side aspect and connecting door to

BEDROOM THREE 12'3 x 10'11 (3.73m x 3.33m)

With fitted wardrobe, radiator and two windows to front aspect.

BEDROOM FOUR 10'10 x 8'9 (3.30m x 2.67m)

With radiator, window to rear aspect and connecting door to Jack and Jill en suite.

BATHROOM

Comprising panelled bath with shower attachment over, low flush WC, wash hand basin, wall tiling and window to rear aspect.

UTILITY ROOM

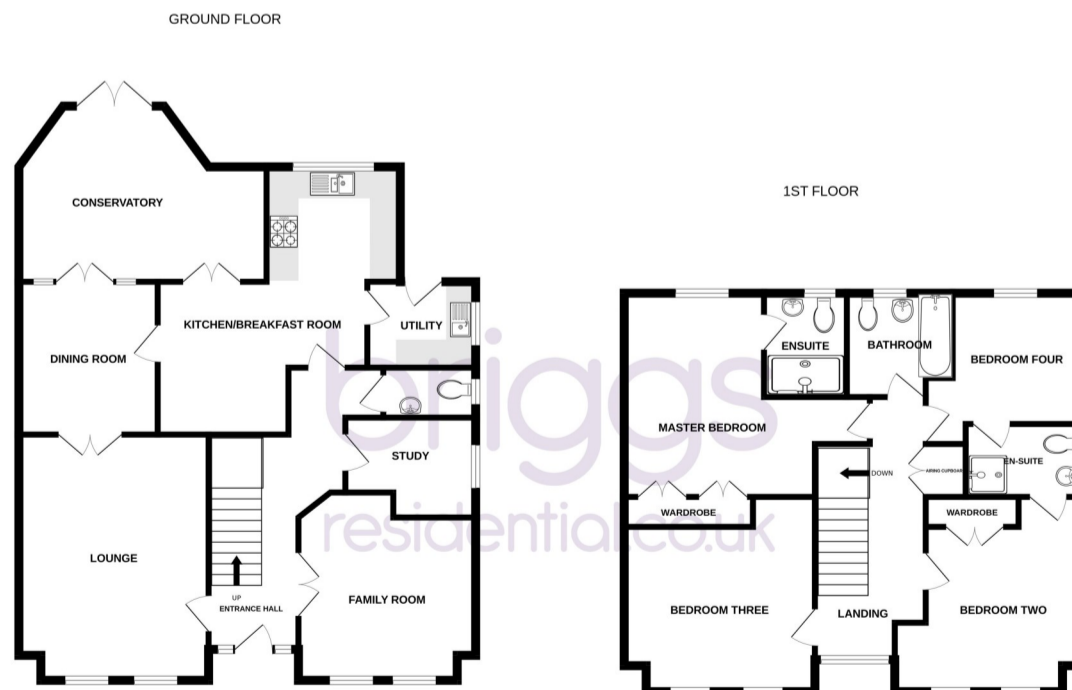
With base units, sink unit, space for washing machine and tumble dryer, larder unit, quartz work surface, central heating boiler, window to side aspect, tiled floor and door to rear garden.

OUTSIDE

The large block paved driveway provides parking for at least four vehicles and this leads to a detached double garage with two up and over doors, power, lighting and side personal door. The stunning well kept rear gardens are mainly laid to shaped lawns with well stocked borders, timber shed, large patio area, railway sleepers and a large timber summer house with bi-folding doors to the front and French doors to the side enjoying lovely views of the garden and trees beyond.

EPC RATING: TBA

COUNCIL TAX BAND: E



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