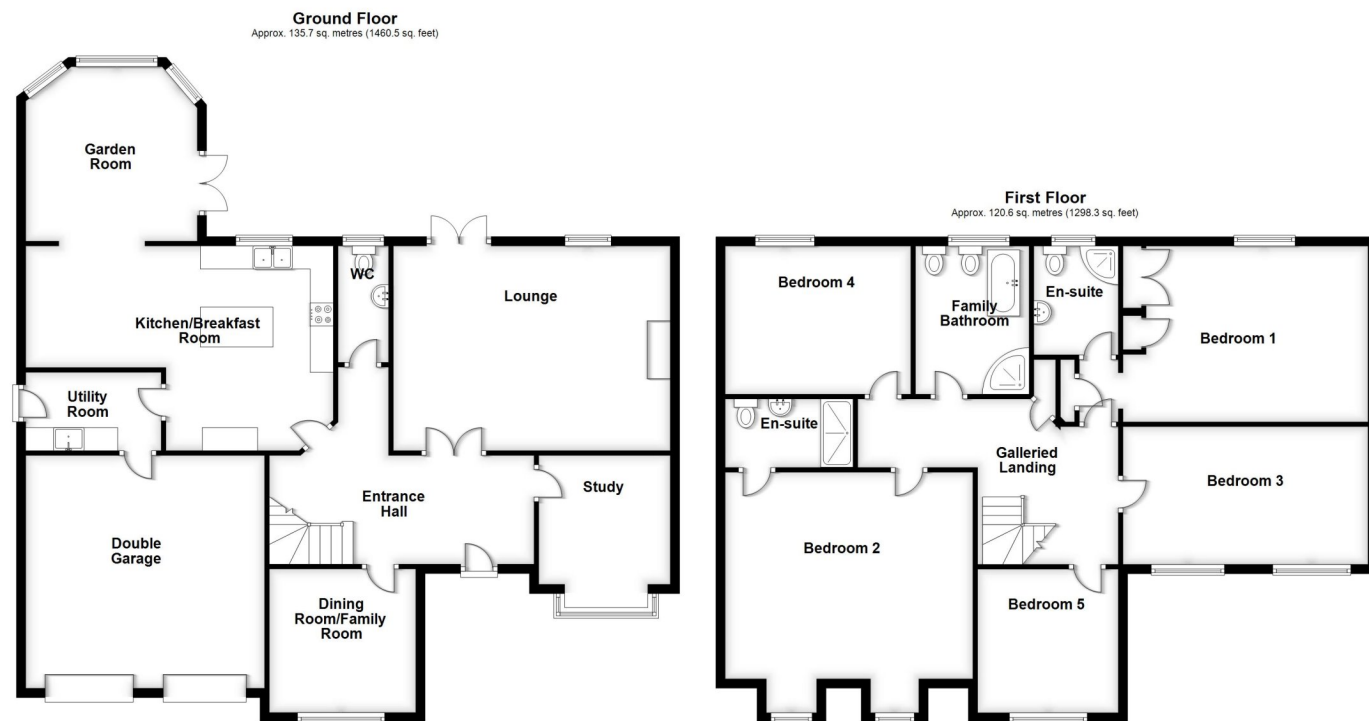
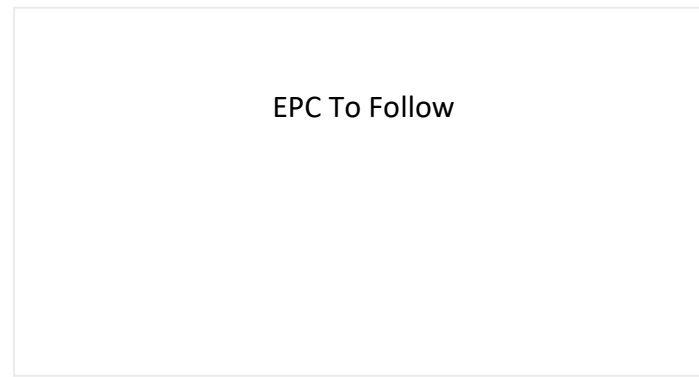


Brambling Walk, Ripplingale, Bourne

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Total area: approx. 256.3 sq. metres (2758.8 sq. feet)



2 Brambling Walk, Ripplingale, Bourne, PE10 0WB

£450,000 Freehold

Winkworth are delighted to offer for sale this spacious five bedroom detached family home offering fantastic accommodation and priced for a quick sale. The property has no ongoing chain and benefits from, three separate reception rooms, kitchen/breakfast room with garden room off, utility room and downstairs cloakroom. On the first floor the master bedroom and guest bedroom both benefit from en-suite facilities, there are three further bedrooms and family bathroom. Outside there is a double width driveway providing ample off road parking leading to a double garage and to the rear an established garden backing onto open fields. Please call 01778 392807 for more information.

Five Bedroom Detached House | Double Garage | Two Bedrooms with En Suite | Three Reception Rooms | EPC Rating TBC | Council Tax Band F

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ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, coved ceiling, radiator, power points and door leading to:

Downstairs Cloakroom - Low level wc, wash hand basin, part tiled walls and frosted window.

Lounge - 19'8" x 14'8" (6m x 4.47m) With attractive feature fireplace with woodburning stove, upvc double glazed french doors and window to the rear, coved ceiling, radiator and power points.

Dining Room/Family Room - 11'9" x 11'2" (3.58m x 3.4m) With upvc double glazed window to the front, dado rail, coved ceiling, radiator and power points.

Study - 9'9" x 8'6" (2.97m x 2.6m) With upvc double glazed bay window to the front, coved ceiling, radiator and power points.

Kitchen/Breakfast Room - 23'4" x 14'8" (7.1m x 4.47m) With bespoke fitted kitchen comprising, double Belfast sink with cupboard below, excellent range of wall and base units, centre island with breakfast bar and drawers and cupboards below, built in double oven, induction hob with canopy extractor above, integrated dishwasher, space for fridge freezer, part tiled walls, tiled flooring, upvc double glazed window to the rear and door leading to:



Utility Room - 9'7" x 5'11" (2.92m x 1.8m) With Belfast sink and fitted worktop, space and plumbing for washing machine, space for tumble dryer, tiled flooring and door to the side.

Garden Room - 13'7" x 10'7" (4.14m x 3.23m) With upvc double glazed french doors and windows onto the rear garden, Warm Roof with Velux windows, tiled flooring and radiator.

First Floor Galleried Landing - With access to the loft, radiator, coved ceiling and door leading to:

Master Bedroom - 16'6" x 13'3" (5.03m x 4.04m) With upvc double glazed window to the rear, extensive range of fitted wardrobes, coved ceiling, radiator, power points and door leading to:

En-Suite Shower Room - With corner shower cubicle, low level wc, wash hand basin, part tiled walls, heated towel rail and frosted window.

Guest Bedroom - 18'5" x 13'8" (5.61m x 4.17m) With two windows overlooking the front, coved ceiling, radiator, power points and door leading to:

En-Suite - With walk in shower cubicle, low level wc, wash hand basin, heated towel rail, part tiled walls and frosted window.

Bedroom Three - 16'8" x 11' (5.08m x 3.35m) With two upvc double glazed windows to the front, coved ceiling, radiator and power points.

Bedroom Four - 15'4" x 9'2" (4.67m x 2.8m) With upvc double glazed window to the rear, coved ceiling, radiator and power points.

Bedroom Five - 11'9" x 11'6" (3.58m x 3.5m) With upvc double glazed window to the front, coved ceiling, radiator and power points.

Family Bathroom - With freestanding bath, separate shower cubicle, low level wc, wash hand basin, part tiled walls, heated towel rail and frosted window.

Outside - To the front there is a double width driveway providing ample off road parking leading to a DOUBLE GARAGE with two up and over doors, power and light, oil boiler supplying hot water and central heating and personal door to the utility room. The rear garden has a patio area leading to an established well stocked garden with views across open fields.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

F