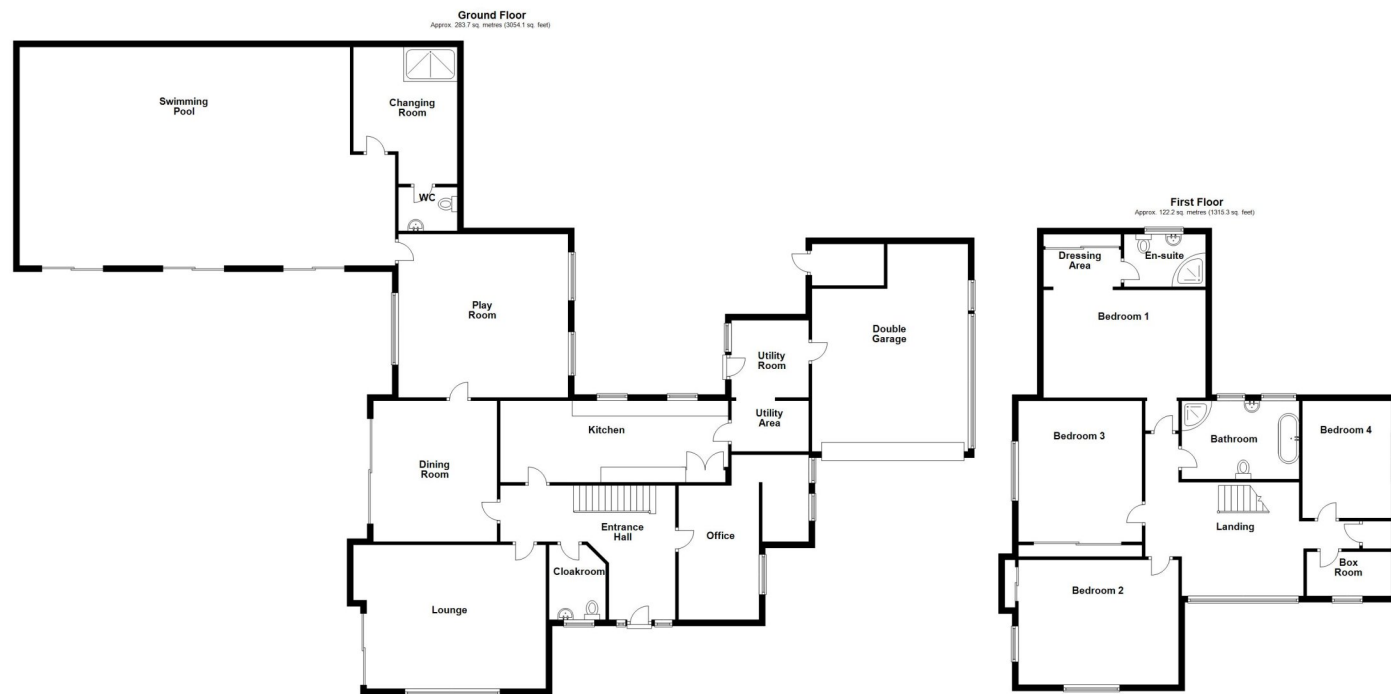


EPC TO FOLLOW



Total area: approx. 405.9 sq. metres (4369.4 sq. feet)



Calderbrook House, Cross Roads, Rippingale, Bourne, Lincolnshire, PE10 0TE

O.I.E.O £650,000 Freehold

Winkworth are delighted to bring to the market this individual four bedroom detached family home set on an established half acre plot with indoor swimming pool. The property is located in a none estate position just on the outskirts of Rippingale with huge potential and lots of accommodation benefiting from lounge, dining room and family room/play room, study, kitchen with utility room off. Off the play room there is a 38ft indoor swimming pool with doors onto the garden and its own changing room and wc. On the first floor the master bedroom benefits from a dressing room and en-suite, there are two further double bedrooms plus a further single bedroom and box room along with a family bathroom. Outside the property sits on an established half acre plot with large double garage and plenty of parking on the driveway. The property is offered for sale with no ongoing chain and we would strongly recommend an internal viewing to fully appreciate the accommodation on offer.

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.

Winkworth

winkworth.co.uk/bourne

See things differently.



Kitchen - 24'9" x 8'6" (7.54m x 2.6m) With fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, space for range cooker, space and plumbing for dishwasher, space for fridge freezer, built in storage cupboard, part tiled walls, tiled flooring, upvc double glazed window to the rear and door leading to:

Utility Room - 9'5" x 8'9" (2.87m x 2.67m) Set into two sections with space and plumbing for washing machine and tumble dryer, upvc double glazed window and door onto the rear garden and door to the garage.

Pool Room - 38'7" x 23'2" (11.76m x 7.06m) With three sets of sliding doors onto the garden.

Changing Room - With shower cubicle and changing space.

WC - With low level wc and wash hand basin.

First Floor Landing - With upvc double glazed feature windows overlooking the front and door leading to:

Bedroom One - 17'4" x 11'3" (5.28m x 3.43m) With upvc double glazed windows, radiator, power points and archway to:

Dressing Room - With fitted wardrobes with sliding doors and door leading to:



ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, radiator and door leading to:

Downstairs Cloakroom - With low level wc and wash hand basin.

Lounge - 19'6" x 15'6" (5.94m x 4.72m) With upvc double glazed window to the front, sliding doors onto the garden, radiator and power points.

Dining Room - 15'2" x 13'2" (4.62m x 4.01m) With sliding doors onto the garden, laminate flooring, radiator, power points and door leading to:

Play Room/Family Room - 18'1" x 17'6" (5.5m x 5.33m) A bright and spacious room being double aspect upvc double glazed windows, part panelled walls, radiator, power points and door to the pool room.

Study - 12'1" x 9' (3.68m x 2.74m) With upvc double glazed window to the side, radiator, power points and archway to a further L shaped area measuring 9'4" x 6'4" max.



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

Bedroom Two - 17'4" x 13'9" (5.28m x 4.2m) With upvc double glazed windows to the front and side, fitted wardrobe, radiator and power points.

Bedroom Three - 15'11" x 13'9" (4.85m x 4.2m) With upvc double glazed window to the side, fitted wardrobes, radiator and power points.

Bedroom Four - 12'4" x 8'8" (3.76m x 2.64m) With upvc double glazed window to the side, radiator and power points.

Box Room - 8'7" x 4'8" (2.62m x 1.42m) With upvc double glazed window to the front and power points.

Family Bathroom - With tile panelled bath, corner shower cubicle, low level wc, wash hand basin, tiled walls, tiled flooring and heated towel rail.

Outside - To the front there is a generous driveway providing ample parking for multiple cars leading to a double garage (22'4" x 16'2") The overall plot is approximately half an acre and mainly lawned with established trees and shrubs providing an excellent degree of privacy.

