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Kingfisher Cottage, Dowsby Road, Rippingale, Bourne, Lincolnshire PE10 0TF

£475,000 - Freehold

Property Summary

Rippingale is a pretty Lincolnshire village approximately 5 miles from the market town of Bourne. Bourne itself benefits from excellent schools including Bourne Grammar and Academy. There are regular bus links from Bourne to Peterborough and Stamford and from Peterborough direct train links to London King's Cross. The surrounding area offers golf courses, water sports and leisure centres.

Features

- Cottage dating back to 1893
- Three Reception Rooms
- Modern Kitchen through to Dining Room
- Three Bathrooms
- Beautifully Presented Throughout
- Detached Double Garage
- Envious Views to Front & Rear
- Viewing highly recommended
- Four Good Size Bedrooms



Room Descriptions

Ground Floor

Accommodation

Part glazed timber door to Entrance hallway: Inset floor mat, second timber door to main accommodation.

Lounge

15' 0" x 14' 0" (4.57m x 4.27m) Two radiators, TV point, recessed fire place with log burner, timber surround and polished stone hearth, window to front and rear.

Study Area/Snug

9' 3" x 9' 11" (2.82m x 3.02m) Radiator, ornate wood burner, wooden effect vinyl flooring, window to rear.

Utility/Cloak

Low level WC with concealed flush, wall mounted wash hand basin, space and plumbing for automatic washing machine, chrome heated ladder towel rail, complimentary splash back tiling, vinyl flooring.

Family Room

11' 11" x 10' 0" (3.63m x 3.05m) Dual room log burner with recess to each side of fire place, TV point, radiator, window to front.

Kitchen

9' 11" x 15' 4" (3.02m x 4.67m) Fitted wall mounted and floor standing cream fronted cupboards including a tall larder style cupboard, complimentary wooden worktops, splash back tiling, inset one and a quarter bowl polycarbonate sink and drainer with mixer tap, space and plumbing under worktop for dishwasher, eye level double electric oven, large centre island with four ring ceramic hob with extractor canopy over, ceramic floor tiles, radiator, window to rear, open through to Dining Room. Off kitchen is a deep understairs storage cupboard and uPVC part glazed door to Conservatory.

Dining Room

9' 11" x 12' 0" (3.02m x 3.66m) Dual room log burner with recessed space each side, space for fridge/freezer, ceramic floor tiles, radiator, window to front, door off to stairs leading to first floor.

Conservatory

8' 10" x 8' 1" (2.69m x 2.46m) Constructed dwarf brick walls with uPVC units over, poly carbonate pitched roof, ceramic floor tiles, part glazed door to rear.

First Floor

Landing

Radiator, thermostatic heating control.

Bedroom 1

14' 1" x 13' 7" (4.29m x 4.14m) Vaulted ceiling with inset spot lights, radiator, window to front and rear, access to roof storage space.
Large walk in storage area ideal for a dressing room.

Ensuite Shower

Recessed shower cubicle, low level WC with concealed flush, wash hand basin with vanity cupboard, complementary splash back tiling laminate flooring, radiator.

Bedroom 2

9' 11" x 12' 1" (3.02m x 3.68m) Radiator, window to front.

Bedroom 3

10' 0" x 12' 0" (3.05m x 3.66m) Radiator, window to front.

Bedroom 4

9' 11" x 6' 8" (3.02m x 2.03m) Radiator, window to rear.

Second Shower Room

Recessed shower cubicle, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, vinyl flooring, airing cupboard, radiator.

Family Bathroom

Corner panelled bath with mixer shower attachment, low level WC with concealed flush, wash hand basin with vanity cupboard under, complimentary splash back tiling, vinyl flooring, radiator, inset ceiling spot lights, extractor fan.

Externally

Garden

At the front of this delightful cottage there is a low hedge and area of lawn with mature trees and shrubs. A driveway to one side provides off road parking and leads to a detached double garage.
A timber gate gains access to the private rear garden which is laid to lawn with mature trees and shrubs. There are enviable views to both the front and rear of the cottage over looking open fields and the Lincolnshire country side. This is an ideal location for anyone wanting a rural village lifestyle but still only 5 miles to Bourne. Overall a tranquil haven.

Double Garage

19' 9" x 19' 9" (6.02m x 6.02m) A detached double garage with twin opening electric doors. Subject to normal planning permissions this could easily be converted into a separate annexe for elderly parents or anyone wanting to work from home.

