



Barn High Street, Rippingale PE10 0SR

£550,000



*** STUNNING BARN CONVERSION *** The attention to detail on this stunning barn conversion needs to be viewed to be appreciated. The property comprises of four bedrooms, an open plan kitchen/family over looking the rear garden, lounge and an office perfect for working from home.

RIPPINGALE

Rippingale is a village and civil parish in the South Kesteven district of Lincolnshire, England. The population of the civil parish was 929 at the 2011 census. The village is situated on the A15 road, about 5 miles (8 km) north from Bourne.

BARN

The property is entered via a shared gravelled driveway leading to the property with ample parking to the front for several vehicles and a further parking area to the side with the potential for an open car barn to be erected.

ENTRANCE

The property has a beautiful oak porch which leads to the front door which in turn leading to the open plan hallway with french doors to the rear garden and access in the kitchen/family room. Stairs leading to the first floor and under stairs cupboard.

CLOAKROOM

Comprising of a two piece suite low level Wc and wash hand basin.

KITCHEN/FAMILY ROOM

15' x 14' 9" (4.57m x 4.50m) Kitchen Area 12' 7" x 15' 7" (3.84m x 4.75m) Family Area 15' x 14' 9" (4.57m x 4.50m) (approx.) A nice bright room with plenty of natural light to the rear of the house with french doors opening to the rear garden. The kitchen design has been done with the opportunity of the buyer choosing their choice colour of units. The kitchen will have wall and basin units with a central island and fitted appliances. Further CGIs are available for the kitchen design.

UTILITY ROOM

The utility room will be fitted with matching units as per the kitchen.

LOUNGE

18' x 12' 7" (5.49m x 3.84m) (approx.) French doors leading to the rear garden, windows to the front and side and access to the office.

OFFICE

15' 7" x 13' 7" (4.75m x 4.14m) (approx.) An ideal opportunity to work from home or use as a snug room. The office has its own access to the front of the property, tiled flooring. The original beams have been maintained and are visible in this room. There is also services in this room should a toilet/sink etc be required to make it self contained.

BEDROOM

11' x 12' 7" (3.35m x 3.84m) (approx.) Window to side aspect, velux roof window and radiator.

ENSUITE

Comprising of three piece suite, low level Wc, oversize wash hand basin and a walk in shower cubicle, tiled flooring and towel rail.

BEDROOM

11' 9" x 9' 10" (3.58m x 3.00m) (approx.) Window to rear aspect and radiator

BEDROOM

12' 7" x 8' 5" (3.84m x 2.57m) (approx.) Window to rear aspect and radiator

BEDROOM

9' 1" x 6' 11" (2.77m x 2.11m) (approx.) Velux roof window to front and radiator

FAMILY BATHROOM

Comprising of a three piece suite, low level Wc, wash hand basin and a panelled bath, tiled flooring, towel rail and access to the airing cupboard.

GARDEN

To the rear of the property is a paved patio area with steps leading up to a raised lawn.

AGENTS NOTE

Carpets are included with a choice of colour available from the owners specified range

AGENTS NOTE

These particulars are for reference only. Government schemes are at the discretion of the third parties and neither Rosedale nor the vendor has any influence. Specifications for individual dwellings vary and you should check final details prior to committing to a purchase. All images including maps and floor plans are for reference only and are not to scale.

