



**Rosedale**  
PROPERTY AGENTS

*'Making your move easier'*



**19 Haconby Lane, Morton, Bourne, Lincolnshire PE10 0NP**

**£250,000**



\*\*\*FIELD VIEWS FROM THE ESTABLISHED REAR GARDEN\*\*\* Rosedale Property Agents are delighted to offer to the market this older home situated in the popular village of Morton in a non estate location. Morton benefits from a regular bus service, shops, a pub and a very popular primary school. The property sits back from the road with extensive parking leading to a garage and open plan lawned front garden. This property has two bedrooms and a shower room upstairs whilst downstairs there is an entrance hall, lounge/diner with exposed stone walling, kitchen/breakfast room, rear lobby and a bathroom. Outside to the rear there is a traditional brick outhouse, lawn and hedging leading to the open fields. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating D/Council Tax Band B.

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## ENTRANCE HALL

Half glazed door to front, radiator, stairs to first floor and door to:

## LOUNGE/DINER

21' 5" x 15' 6" (6.53m x 4.72m) (max) (approx.) UPVC window to front, laminated flooring, exposed stone fireplace, shelving, artex, coving, two radiators, wall mounted light fittings and UPVC window to side.

## KITCHEN

15' 5" x 11' 1" (4.70m x 3.38m) (approx.) L-Shape Fitted with a range of base and eye level units, stainless steel sink unit, part tiled walls, cooker space, extractor fan, fridge freezer space, plumbing and space for washing machine, tiled flooring, UPVC windows to side and rear and UPVC door to garden.

## LOBBY

Floor boiler, tiled walls, tiled flooring and sliding door to:

## BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with electric shower over, fully tiled walls, cupboard, radiator and UPVC window to side.

## LANDING

UPVC window to side and loft access.

## BEDROOM ONE

14' 10" x 10' 0" (4.52m x 3.05m) (max) (approx.) UPVC window to front, wardrobe recess, radiator and cupboard.

## BEDROOM TWO

11' 0" x 7' 11" (3.35m x 2.41m) (approx.) UPVC window to rear, radiator and cupboard.

## SHOWER ROOM

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, part tiled walls, radiator and UPVC window to rear.

## GARAGE

Light and power.

## OUTSIDE

The rear garden has field views, laid to lawn, mature shrubs, enclosed by fencing, greenhouse, brick built shed, gravel and patio area.

There is off road parking to the front on the gravel driveway.

## AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

