



9 Orchard Close, Morton, Bourne, Lincolnshire PE10 0NZ

£275,000



DETACHED BUNGALOW WITHIN A CUL-DE-SAC LOCATION Rosedale are delighted to present to the market this reconfigured bungalow in the popular village of Morton. Morton has a number of village advantages to include, a regular bus service, a popular primary school, and local amenities. This bungalow is set back from the road and has plenty of driveway parking leading to a quarter garage. Inside the property you can really appreciate the space created within the kitchen/diner. There is a dual aspect lounge, main bedroom, four piece bathroom and a converted garage for bedroom two. Outside the property is generally low maintenance front and back, with a number of sheds and a summerhouse. The garage conversion has been completed with space to the front for bikes and other similar size items. To fully appreciate this bungalow viewings are highly recommended. EPC Energy Rating D - Council Tax Band B.

ENTRANCE

UPVC half glazed door to front, radiator, cupboard, laminate flooring and loft access.

LOUNGE

18' 1" x 11' 11" (5.51m x 3.63m) (approx.) UPVC bay window to front, radiator, fireplace, French doors to garden and door to:

CONVERTED GARAGE/BEDROOM TWO

13' 1" x 9' 2" (3.99m x 2.79m) (approx.) UPVC window to rear and radiator.

KITCHEN/DINER

19' 2" x 12' 3" (5.84m x 3.73m) (approx.) Refitted with a range of base and eye level units, sink unit with mixer tap, integrated oven, hob, extractor fan, part tiled walls, wall mounted boiler, fridge freezer space, plumbing and space for washing machine, tumble dryer space, laminate flooring, two UPVC windows to rear and half glazed door to garden.

BEDROOM ONE

12' 10" x 9' 11" (3.91m x 3.02m) (approx.) UPVC window to front and radiator.

BATHROOM/SHOWER ROOM

Fitted with a four piece suite comprising WC, wash hand basin bath and shower cubicle, part tiled walls, extractor fan, heated towel rail and UPVC window to side.

OUTSIDE

The front of the property is laid to lawn with mature shrubs and trees. There is a large gravelled driveway with plenty of off road parking.

The rear garden is mainly gravelled with paved patio, two sheds, summerhouse, oil tank, gated access and enclosed by fencing.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

