



**Rosedale**  
PROPERTY AGENTS

*'Making your move easier'*



**25 Waggoners Way, Morton, Bourne, Lincolnshire PE10 0XR**

**£240,000**



\*\*\*Popular Village Close to Bourne\*\*\* Rosedale are delighted to offer to the market this popular style of property, located in a cul-de-sac in the village of Morton. Morton is situated north of Bourne and benefits from a regular bus service, pubs, shops, and a highly regarded primary school. This detached family home offers three bedrooms, an en-suite, and a family bathroom upstairs. On the ground floor, there is an entrance hall, kitchen, and a spacious lounge/diner. Outside, the property features a fully enclosed rear garden and a driveway providing off-road parking for multiple vehicles, leading to the garage. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating: D / Council Tax Band: C.

[rosedaleproperties.co.uk](http://rosedaleproperties.co.uk)

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## ENTRANCE HALL

Half glazed door to front, tiled flooring artex and coving.

## KITCHEN

10' 7" x 6' 5" (3.23m x 1.96m) (approx.) Fitted with a range of base and eye level units, enamel sink with mixer tap, integrated oven, hob, part tiled walls, plumbing and space for washing machine and dishwasher, fridge freezer space, tiled flooring and UPVC window to front.

## LOUNGE/DINER

19' 4" x 11' 8" (5.89m x 3.56m) (approx.) UPVC sliding doors to garden, artex, coving, stairs to first floor, cupboard and radiator.

## LANDING

Airing cupboard, radiator and UPVC window to side.

## BEDROOM ONE

14' 4" x 10' 0" (4.37m x 3.05m) (approx.) UPVC window to front, two wardrobes and radiator.

## ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, tiled flooring, heated towel rail and UPVC window to front.

## BEDROOM TWO

10' 2" x 8' 6" (3.10m x 2.59m) (approx.) UPVC window to rear, built in wardrobe and radiator.

## BEDROOM THREE

8' 3" x 7' 10" (2.51m x 2.39m) (approx.) UPVC window to rear, laminate flooring, loft access and radiator.

## BATHROOM

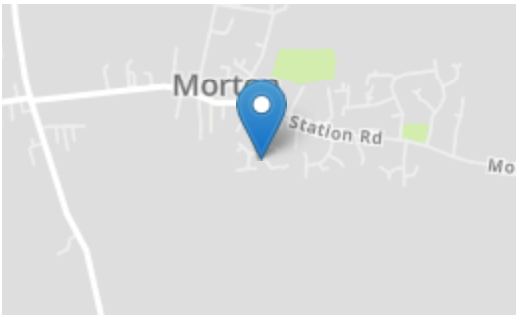
Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, fully tiled walls, extractor fan, heated towel rail and UPVC window to side.

## OUTSIDE

The rear garden is laid to lawn with gravel area, mature shrubs, enclosed by fencing, shed and gated side access.

## 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		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	59	82

