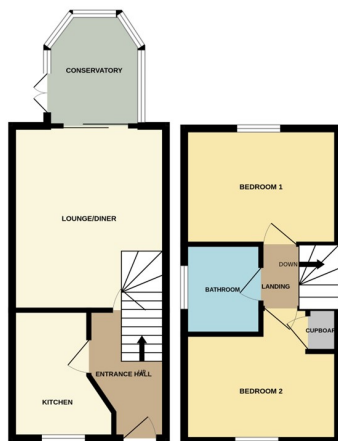




7 Moorgate Close, Morton, Bourne, Lincolnshire PE10 0PT

£175,000



MODERN SEMI DETACHED PROPERTY WITH FIELD VIEWS Rosedale are pleased to offer this well presented property in the village of Morton just North of Bourne. Morton benefits from a regular bus service, shop, pub and a church. The property has been recently redecorated throughout and new carpets fitted. The property would be ideal for a first time buyer as there is no onward chain and plenty of parking. There are two double bedrooms and a bathroom upstairs. Downstairs there is a hallway leading to a kitchen and lounge with a conservatory to the garden, ideal for extra space. The garden is low maintenance and fully enclosed by fencing, with driveway parking to the side. To fully appreciate this property viewings are highly recommended. EPC Energy Rating D/Council Tax Band A.

ENTRANCE HALL

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

KITCHEN

9' 8" x 7' 10" (2.95m x 2.39m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, integrated oven, hob, extractor fan, part tiled walls, plumbing and space for washing machine, wall mounted gas boiler, fridge freezer space and UPVC window to front.

LOUNGE/DINER

14' 2" x 11' 9" (4.32m x 3.58m) (approx.) UPVC sliding doors to conservatory and radiator.

CONSERVATORY

8' 6" x 6' 4" (2.59m x 1.93m) (approx.) UPVC construction, tiled flooring, brick base and UPVC French doors to garden.

LANDING
BEDROOM ONE

11' 9" x 9' 11" (3.58m x 3.02m) (approx.) UPVC window to rear and radiator.

BEDROOM TWO

11' 9" x 8' 10" (3.58m x 2.69m) (approx.) UPVC window to front, loft access, airing cupboard and radiator.

BATHROOM

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

OUTSIDE

At the front there is parking to the side for two cars.

The rear garden has paved patio, mature shrubs, field views and is 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.

