



24 The Crescent, Morton, Bourne, Lincolnshire PE10 0NX

£235,000



*****ESTABLISHED SPACIOUS SEMI DETACHED HOME***** Rosedale are delighted to offer this well presented established family home located in the village of Morton, just North of Bourne. Morton is within easy access of Bourne with a regular bus service, a popular primary school, co-op food store, pub and church. The property is located towards the end of a cul-de-sac with a generous South facing rear garden, extensive off road parking, detached garage, lounge, diner, garden room, refitted kitchen, refitted utility room, and a downstairs shower room. Upstairs there is three bedrooms and a family bathroom. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating Rating D/Council Tax Band B.

ENTRANCE PORCH

Glazed sliding door to front.

ENTRANCE HALL

Glazed door to front, stairs to first floor, radiator and two UPVC windows to front.

DINING ROOM

11' 0" x 10' 0" (3.35m x 3.05m) (approx.) UPVC window to rear, radiator, artex and coving.

LOUNGE

15' 11" x 11' 0" (4.85m x 3.35m) (approx.) Fireplace, artex, coving, radiator and sliding doors to garden room.

KITCHEN

12' 5" x 5' 10" (3.78m x 1.78m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, integrated oven, hob, extractor fan, tiled flooring, artex, coving and UPVC window to front.

UTILITY

13' 11" x 6' 8" (4.24m x 2.03m) (approx.) Fitted with a range of base and eye level units, plumbing and space for washing machine and tumble dryer, part tiled walls, tiled flooring, artex, coving, UPVC windows to rear and side and UPVC door to side.

CLOAKROOM/SHOWER ROOM

UPVC window to front, part tiled walls, radiator and electric shower.

GARDEN ROOM

10' 1" x 7' 6" (3.07m x 2.29m) (approx.) Lean to style, UPVC windows to rear and side and glazed door to garden.

LANDING

UPVC window to front, airing cupboard and radiator.

BEDROOM ONE

13' 9" x 10' 11" (4.19m x 3.33m) (approx.) UPVC window to rear, radiator and picture rail.

BEDROOM TWO

11' 0" x 9' 11" (3.35m x 3.02m) (approx.) UPVC window to rear, radiator and cupboard.

BEDROOM THREE

9' 11" x 7' 0" (3.02m x 2.13m) (approx.) UPVC window to front, radiator and cupboard.

BATHROOM

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

OUTSIDE

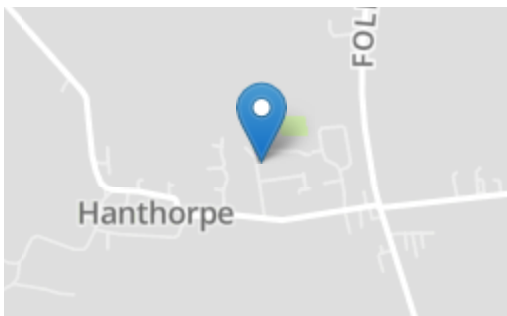
Front- Gravel, off road parking, brick block paved driveway, mature shrubs.

Rear- Paved patio, laid to lawn, hard standing, single garage, mature hedging and gated side access.

SINGLE GARAGE

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	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

