



5 East Lane, Morton, Bourne, Lincolnshire PE10 0NW

£260,000



*** STUNNING EXTENDED COTTAGE WITH DOUBLE GARAGE *** Located in the heart of the village of Morton, this attractive and extended two-bedroom cottage offers a charming blend of character and modern convenience. The property has been thoughtfully improved by the current owners who have created a welcoming and well-balanced property. The front living room provides a cosy retreat with a wood burner and the rear opens up into a bright and spacious kitchen with island, dining area and living space, ideal for everyday living and more sociable occasions. Also downstairs is a comfortable double guest room and a modern bathroom. Upstairs boasts a large Master bedroom with built in wardrobes and a stunning shower room. Outside, the cottage is complemented by a private landscaped garden, offering a peaceful space to relax or entertain. There is also secure off road parking and the added benefit of a double garage. This is a lovely opportunity for someone to buy a beautiful and unique cottage. Offers are invited in excess of £260,000. EPC energy rating - C / Council Tax band - B.

ENTRANCE HALLWAY

Entrance door, 'Karndean' flooring, built in coat and shoe storage, built in shelves, designer radiator.

LOUNGE

14' 8" into bay x 14' 8" (4.47m x 4.47m) Limestone floor with underfloor heating. Fireplace with woodburning stove, box bay double glazed window to front with window seat and built in storage, additional double glazed window to front and double glazed window to side offering a dual aspect. Stairs to first floor landing. Internal double doors into the kitchen.

KITCHEN / DINING / LIVING SPACE

24' 0" (max) 7' 1" (min) x 18' 6" (max) 10' 11" (min) (7.32m max x 5.64m max) L-shaped room. The kitchen is fitted with a range of base, drawer and eye level units. Butler sink with mixer tap over, integrated dishwasher, integrated 'hide and slide' electric double oven. Space for American style fridge freezer. Island with additional base and drawer units, 5 ring gas hob, ceiling extractor fan above and seating for two. Corian solid work surfaces. Pantry cupboard with shelves and lighting. Utility cupboard with space and plumbing for washing machine, base unit and work surface, power and lighting. Open plan to dining area and living space. Three designer radiators, three sky lights, vinyl flooring throughout, three sliding doors opening up into the rear garden.

BEDROOM TWO

9' 0" x 7' 7" (2.74m x 2.31m) Carpeted, double glazed window to side, airing cupboard with Worcester combi boiler and radiator.

BATHROOM

Fitted with a three piece suite comprising low level WC with wall integrated dual flush buttons, wall mounted sink with floating vanity unit, bath, fully tiled floor and walls, heated towel rail. Obscure double glazed window to side.

BEDROOM ONE

14' 7" x 11' 10" (4.45m x 3.61m) Carpeted with double glazed window to front, designer radiator and two built in double wardrobes.

SHOWER ROOM

Fitted with a three piece suite including Geberit Sela shower toilet, large walk-in shower with Aqualisa digital shower, LED mirrored cabinet with integral socket and luxury floorstanding vanity unit with integrated basin. Double glazed window with integral blinds to the rear.

OUTSIDE

Double garage with power and lighting. Electric roller shutter doors and resin floor. Gravelled area providing parking for additional vehicles.

Front garden: Mainly laid to lawn with some shrubs and a cherry tree. Additional parking space.

Back garden: Westerly facing and fully landscaped with hot tub (available by separate negotiation), paved patio and decked areas, pergola, outdoor kitchen/patio area, a variety of shrubs and plants.

AGENT NOTE

The owner of this property has advised the following:

- * The boiler was replaced in August 2022 and most recently serviced in March 2026
- * The wood burning stove was installed in April 2025
- * The property had replacement plumbing and updated electrics when extended
- * The windows and doors were installed in 2019 & are still under FENSA guarantee

AGENT 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+) 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 | 70 | 80 |