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2 The Paddock, Morton PE10 0NY

£425,000 - Freehold

Property Summary

This detached property is located in the popular village of Morton. Morton itself benefits from a national supermarket, local store and post office two churches and a village pub. There are regular bus routes to Bourne, Stamford and also Peterborough. There is also a free school bus to both Bourne Grammar and Bourne Academy.

Features

- Detached Family House
- Large Entrance Hallway, Cloakroom
- Three Reception Rooms
- Breakfast Kitchen, Utility Room
- Four Double Bedrooms
- Two Bathrooms
- Double Garage



Room Descriptions

Ground Floor

Accommodation

Timber door opening to Entrance Hallway: 16'11" x 11'3" Engineered oak flooring, wall mounted electric storage heaters, stairs to first floor landing, open under stairs storage space.

Cloakroom

Low level WC, wall mounted wash hand basin, wooden panelling to half walls, splash back tiling, tiled flooring, radiator.

Dining Room

9' 5" x 11' 4" (2.87m x 3.45m) Engineered oak flooring, wall mounted electric heater.

Lounge

12' 3" x 20' 10" (3.73m x 6.35m) Engineered oak flooring, wall mounted electric heater, recessed fire place with log burning stove, TV point, glazed French doors to Conservatory.

Conservatory

11' 7" x 11' 9" (3.53m x 3.58m) Dwarf brick walls with uPVC units over, polycarbonate pitched roof, centre ceiling light and fan, ceramic floor tiles, French doors to rear, wall mounted electric heater.

Breakfast/Kitchen

12' 5" x 15' 3" (3.78m x 4.65m) Fitted wall mounted and floor standing wooden cupboards, complimentary QUARTZ worktops and splash backs, inset porcelain sink with mixer tap, recessed space for RANGE cooker with tiled splash backs, (Please note the RANGE cooker can be purchased under separate negotiation) extractor fan over, recessed space for large American style Fridge/Freezer, water softener under sink, integrated fridge and dish washer, centre island with cupboards to one side, to opposite side open storage with shelving including a wine rack and two pull out cupboards, ceramic floor tiles, inset ceiling spot lights, wall mounted electric heater.

Study

6' 3" x 10' 4" (1.91m x 3.15m) Wall mounted electric heater, built in desk and matching worktop.

Utility Room

5' 9" x 10' 4" (1.75m x 3.15m) Access to roof storage space, floor standing cupboards with complimentary worktops, tall larder style cupboard, space and plumbing for automatic washing machine, further space for fridge, ceramic floor tiles, part glazed timber door to outside.

First Floor

Landing

9' 4" x 7' 11" (2.84m x 2.41m) Access to roof storage space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC