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2 The Paddock, Morton PE10 0NY

£430,000 - 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 and two churches. 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.

Bedroom 1

10' 5" x 12' 4" (3.17m x 3.76m) Wall mounted electric heater, window to rear.

Ensuite Shower

Enclosed shower cubicle with concertina door, wall mounted wash hand basin with waterfall tap, low level WC, complimentary splash back tiling, ceramic floor tiles, wall mounted electric heater.

Bedroom 2

10' 8" x 12' 4" (3.25m x 3.76m) Wall mounted electric heater, window to rear.

Bedroom 3

9' 9" x 12' 4" (2.97m x 3.76m) Wall mounted electric heater, window to rear.

Bedroom 4

8' 1" x 10' 5" (2.46m x 3.17m) Wall mounted electric heater, window to front.

Family Bathroom

6' 4" x 7' 8" (1.93m x 2.34m) Panelled bath with shower over and large umbrella style head, low level WC with concealed flush, pedestal wash hand basin, fully tiled walls, ceramic floor tiles, chrome heated ladder towel rail.

Externally

Garden

Burford house occupies a lovely size plot with the most glorious gardens to both the front and rear.

The front garden benefits from a neat shaped lawn with a beautiful well stocked flower and shrub border to the front boundary. A double width driveway to one side of the house provides off road parking and leads to a detached double garage.

The rear garden offers a good degree of privacy. There is a paved patio with a timber pergola over and a mature vine. The remainder of the garden is laid to a shaped lawn with well stocked flower and shrub borders. At the end of the double garage there is a large storage area with a timber garden shed.

Included in the sale is a timber summer house. Overall this is a perfect haven to sit and relax in.



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