



7 Orchard Close, Morton, Bourne, Lincolnshire PE10 0NZ

£300,000



DETACHED CHALET BUNGALOW Rosedale are pleased to offer to the market this lovely well presented property located in a sought after cul-de-sac in the village of Morton. The property has a very spacious feel about it and has two double bedrooms upstairs and a shower room, with another bedroom/office downstairs. There is also a conservatory off the lounge, separate cloakroom and a kitchen/diner to the front of the property. Outside there is plenty of driveway parking leading to a garage with light and power. There is additional space for a campervan/caravan. The rear garden is mainly laid to lawn with patio, mature shrubs and is fully enclosed. To fully appreciate this property viewings are highly recommended. EPC energy rating D/Council Tax Band C.

- ENTRANCE**

Half glazed door to side, UPVC window to side, radiator, stairs to first floor, laminate flooring and cupboard.
- BEDROOM TWO**

14' 9" x 12' 2" (4.50m x 3.71m) (approx.) UPVC window to rear, radiator and fitted wardrobe.
- KITCHEN/DINER**

25' 2" x 12' 0" (7.67m x 3.66m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, hob , extractor fan, integrated fridge freezer, tiled flooring, radiator and UPVC bay window to front.
- SHOWER ROOM**

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, Velux style window to side, part tiled walls and radiator.
- LOUNGE**

19' 0" x 14' 1" (5.79m x 4.29m) (approx.) Radiator, wood burner and sliding doors to conservatory.
- OUTSIDE**

Gravel driveway to the front providing off road parking and additional space for a campervan/caravan. Laid to lawn with mature shrubs.
- CONSERVATORY**

15' 5" x 13' 1" (4.70m x 3.99m) (approx.) Glass roof, tiled flooring, UPVC Construction, French doors to garden and ceiling fan.
- 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.
- BEDROOM THREE**

11' 9" x 10' 7" (3.58m x 3.23m) (approx.) UPVC window to rear and radiator.
- CLOAKROOM**

Fitted with a two piece suite comprising WC and wash hand basin, tiled flooring, radiator, part tiled walls and UPVC window to side.
- UTILITY**

11' 2" x 6' 7" (3.40m x 2.01m) (approx.) Half glazed door to side, UPVC window to side, tiled flooring, stainless steel sink unit, part tiled walls and plumbing and space for an automatic washing machine and dishwasher.
- LANDING**

Velux style window to side and airing cupboard.
- BEDROOM ONE**

14' 9" x 13' 7" (4.50m x 4.14m) (approx.) UPVC window to front, fitted wardrobes and radiator.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			79
(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	

