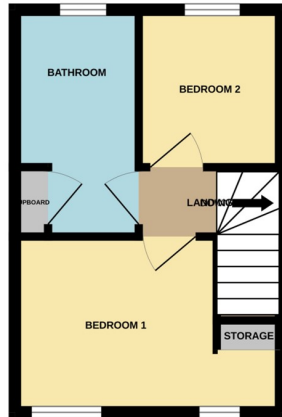
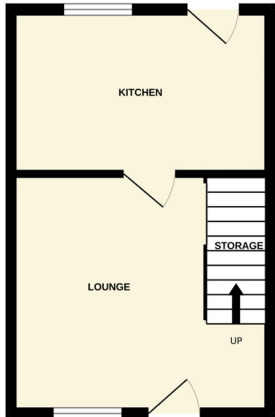




**22 Rosehip Road, Morton, Bourne, Lincolnshire PE10 0PD**

**£160,000**



\*\*\*IDEAL INVESTMENT OR FIRST TIME BUYER OPPORTUNITY\*\*\* Rosedale are pleased to offer this recently redecorated property for sale, situated in a cul de sac location in the popular village of Morton, North of Bourne. This property is being sold with no onward chain and comprises entrance to the lounge, kitchen, two bedrooms and bathroom. Outside there is a fully enclosed rear garden with off road parking to the front. To fully appreciate this property viewings are highly recommended. EPC energy rating C / Council Tax Band A

### LOUNGE

12' 7" x 11' 7" (3.84m x 3.53m) (approx.) Half glazed door to front, laminate flooring, radiator, storage area and stairs to first floor.

### KITCHEN

7' 11" x 12' 7" (2.41m x 3.84m) Base and eye level units with work surface over, stainless steel sink and drainer, mixer tap with tiled splash backs. Integrated oven and hob with extractor over. Plumbing for washing machine and space for fridge freezer. UPVC window to the rear, half glazed UPVC door to garden.

### LANDING

Stairs from ground floor, loft access.

### BEDROOM ONE

12' 7" x 8' 4" (3.84m x 2.54m) (approx.) Two UPVC double glazed windows to front, laminate flooring, radiator and storage area.

### BEDROOM TWO

7' 4" x 6' 9" (2.24m x 2.06m) (approx.) UPVC double glazed window to rear and radiator.

### BATHROOM

Fitted with a three piece suite comprising wash hand basin, WC and bath with mixer tap and shower over, part tiled, radiator, cupboard and UPVC double glazed window to rear.

### OUTSIDE

Front- Brick block paved driveway and lawn area.

Rear Garden- Enclosed by fencing, shed and paved patio, side gated access.

### 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.

