



24 Waggoners Way, Morton, Bourne, Lincolnshire PE10 0XR

£240,000



CORNER PLOT WITH OPEN FIELDS TO THE SIDE Rosedale Property Agents are delighted to present to the market this well-maintained detached family home tucked away within a quiet cul-de-sac. The property is situated in the highly sought-after village of Morton just north of Bourne. Morton benefits from a regular bus service and offers a range of local amenities including two pubs, a convenience store, a church and a well-regarded primary school. Upon entering the property you are welcomed into the entrance hall which provides access to the kitchen, an internal door to the garage and the spacious lounge/diner overlooking the rear garden. To the first floor there are three bedrooms, with the principal bedroom featuring a dressing area and en-suite shower room, in addition to a family bathroom. Externally, the property occupies a generous corner plot with open fields to the side. There is ample off-road parking leading to the single garage, along with a fully enclosed rear garden. Early viewing is highly recommended to fully appreciate the location and accommodation on offer. EPC: C - Council Tax Band: C

ENTRANCE HALL

Half glazed door to front and door to garage.

KITCHEN

10' 5" x 6' 5" (3.17m x 1.96m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, cooker space, plumbing and space for washing machine, integrated fridge, tiled flooring and UPVC window to front.

LOUNGE/DINER

19' 3" x 14' 8" (5.87m x 4.47m) (approx.) L-Shape, UPVC sliding doors to rear, cupboard, dado rail, gas fire and two radiators.

LANDING

UPVC window to side and airing cupboard.

BEDROOM ONE

14' 3" x 13' 6" (4.34m x 4.11m) (approx.) UPVC window to rear, Dorma window to front, radiator, dressing area and fitted wardrobes.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, part tiled walls, extractor fan, radiator and UPVC window to front.

BEDROOM TWO

11' 2" x 8' 6" (3.40m x 2.59m) (approx.) UPVC window to rear, fitted wardrobes and radiator.

BEDROOM THREE

11' 1" x 8' 4" (3.38m x 2.54m) (approx.) UPVC window to rear, radiator and loft access.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap, part tiled walls, radiator, extractor fan, UPVC window to side.

OUTSIDE

The rear garden is laid to lawn with paved patio, mature shrubs, gated side access, walling and enclosed by fencing.

There is off road parking to the front leading to the garage.

SINGLE GARAGE

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.

