



25 Piccadilly Way, Morton, Bourne, Lincolnshire PE10 0PE

£260,000



*****MODERNISED DETACHED VILLAGE PROPERTY***** Rosedale are delighted to offer to the market this lovely, well-presented property within easy access to the village primary school, bus stop, Co-op shop, and local pubs. Morton is becoming a very popular family area with its easy access to Bourne town centre. The property has had a number of improvements, to include a resin driveway, replacement boiler, refitted bathroom, refitted kitchen, and a summer house in the garden. In brief, the property comprises entrance hall, cloakroom, lounge, dining area, kitchen/breakfast room, and utility. Upstairs there are three bedrooms, ensuite, and family bathroom. Outside there is a driveway for three cars leading to the garage and a fully enclosed south-facing garden. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating: Currently Unavailable — Council Tax Band: C.

ENTRANCE HALL

Half glazed door to front, radiator, stairs to first floor and LVT flooring.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, heated towel rail and UPVC window to front.

LOUNGE

14' 2" x 12' 2" (4.32m x 3.71m) (approx.) UPVC Bay window to front, electric fireplace, radiator and LVT flooring.

DINING AREA

11' 8" x 7' 10" (3.56m x 2.39m) (approx.) UPVC window to rear, French doors to kitchen, LVT flooring and radiator.

KITCHEN

16' 2" x 11' 7" (4.93m x 3.53m) (approx.) L-Shape kitchen fitted with a range of base and eye level units, sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, plumbing and space for dishwasher, fridge freezer space, radiator, cupboard and two UPVC windows to rear.

UTILITY

7' 9" x 5' 1" (2.36m x 1.55m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, mixer tap, part tiled walls, wall mounted gas boiler, plumbing and space for washing machine and tumble dryer and half glazed door to side into garage.

LANDING

LVT flooring, airing cupboard, loft access and UPVC window to side.

BEDROOM ONE

11' 11" x 9' 3" (3.63m x 2.82m) (approx.) UPVC window to front, fitted wardrobe and radiator.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, part tiles walls, heated towel rail and UPVC window to side.

BEDROOM TWO

9' 7" x 9' 3" (2.92m x 2.82m) (approx.) UPVC window to rear, built in wardrobe and radiator.

BEDROOM THREE

8' 11" x 6' 1" (2.72m x 1.85m) (approx.) UPVC window to front, radiator and shelving.

BATHROOM

Refitted with a three piece suite comprising WC, wash hand basin and bath with shower over, 3/4 tiled walls, extractor fan, heated towel rail and UPVC window to rear.

OUTSIDE

Resin driveway to front with off road parking for three cars leading to garage.

The rear garden is laid to lawn with gravel area, mature shrubs, boarders, shed, pond, gated side access and enclosed by fencing.

GARAGE

Single garage with light and power.

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.

