



10 Waverley Close, Morton, Bourne, Lincolnshire PE10 0PN

£165,000



IDEAL FIRST TIME BUYERS OR INVESTORS Rosedale are delighted to offer to the market this recently decorated property to the market located in a cul-de-sac. The property is situated in the popular village of Morton, with a regular bus service, Co op, pub, church and a very popular primary school. The property is being sold with no onward chain and consist of two double bedrooms, family bathroom, lounge and kitchen/breakfast to the rear. There is a fully enclosed rear garden and driveway parking to the front. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C/Council Tax Band A.

ENTRANCE PORCH

Half glazed door to front, laminated flooring, radiator and UPVC window to side.

LOUNGE

14' 11" x 12' 6" (4.55m x 3.81m) (approx.) UPVC window to front, laminated flooring, stairs to first floor and radiator.

KITCHEN/BREAKFAST

12' 7" x 8' 3" (3.84m x 2.51m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, gas point, wall mounted gas boiler, fridge freezer space, plumbing and space for washing machine, breakfast bar, part tiled walls, UPVC window to rear and UPVC door to garden.

LANDING

Loft access.

BEDROOM ONE

12' 7" x 8' 2" (3.84m x 2.49m) (approx.) Two UPVC windows to rear and radiator.

BEDROOM TWO

12' 7" x 8' 5" (max) (3.84m x 2.57m) (approx.) Two UPVC windows to front, cupboard and radiator.

BATHROOM

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

OUTSIDE

Open front garden, laid to lawn and off road parking for three cars.

Gated side access to the rear garden, laid to lawn, shed and enclosed by fencing.

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.

