



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

£165,000

т: 01778 420011





\*\*\*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.



# 'Making your move easier'

#### **ENTRANCE PORCH**

Half glazed door to front, laminated flooring, Fitted with a three piece suite comprising WC, radiator and UPVC window to side. wash hand basin and bath with mixer tap and

### 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.







roperty details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must ot be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither ave we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and ccuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown re not to scale and are meant as a guide only. 12 North Street Bourne, PE10 9AB T: 01778 420011