



6 Paddington Way, Morton, Bourne, Lincolnshire PE10 0PS

£220,000



MODERN HOME WITHIN A VILLAGE LOCATION Rosedale Property Agents are delighted to present to the market this modern semi detached property, located in Morton which is just North of Bourne. Morton is a popular village with a mixture of new and old properties, with a regular bus service, pubs, convenience store and a desirable primary school. One of the many benefits of this property is there is no onward chain. In brief there are three bedrooms, bathroom, lounge, cloakroom, and kitchen/breakfast. Outside there is a private rear garden with a gravel parking area as well as the driveway leading to the single garage. To fully appreciate this opportunity, viewings are highly recommended. EPC Energy Rating C/Council Tax Band B.

ENTRANCE HALL

UPVC window to front and radiator.

CLOAKROOM

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

LOUNGE

14' 9" x 14' 5" (4.50m x 4.39m) (approx.) UPVC window to front, radiator and stairs to first floor.

KITCHEN/DINER

14' 8" x 9' 5" (4.47m x 2.87m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, splash backs, integrated oven, hob, extractor fan, plumbing and space for washing machine, UPVC window to rear and UPVC French doors to garden.

LANDING

BEDROOM ONE

11' 3" x 8' 1" (3.43m x 2.46m) (approx.) UPVC window to front and radiator.

BEDROOM TWO

9' 5" x 8' 1" (2.87m x 2.46m) (approx.) UPVC window to rear, radiator and airing cupboard.

BEDROOM THREE

8' 1" x 6' 4" (2.46m x 1.93m) (approx.) UPVC window to front and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, wall tiling, shaver point, radiator and UPVC window to rear.

OUTSIDE

To the front of the property there is a driveway with off road parking leading to the garage.

The rear garden is laid to lawn with paved patio and is enclosed by fencing.

GARAGE

Single garage with up and over door.

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.

