39 Station Road, Morton, Bourne, Lincolnshire PE10 0NN   £350,000

DETACHED EXTENDED FAMILY HOME Rosedale are delighted to offer this exceptionally well presented home in the popular village of Morton a couple of miles North of Bourne. Morton still has a regular bus service, a very popular primary school, Co op, pub, church and garage. The property sits back from the road with plenty of parking for a number of vehicles, gated access to an over sized family garden and garage with light and power. The property has four bedrooms, three double and a single, refitted ensuite, dressing area, and a refitted bathroom. Downstairs there is a pleasant light entrance hall with a cloakroom off, dual aspect lounge, office, and a lovely open plan refitted kitchen/diner with utility room, overlooking the rear garden. The garage has a courtesy door to the rear and plumbing for the washing machine. This property is a spacious and well configured. To fully appreciate this, viewings are highly recommended. EPC Energy Rating C/Council Tax Band C.

ENTRANCE HALL
Half glazed door to front, stairs to first floor and radiator.

CLOAKROOM
Fitted with a two piece suite comprising WC and wash hand basin, 1/2 tiled walls, heated towel rail and UPVC window to front.

STUDY
11' 4" x 10' 6" (3.45m x 3.20m) (approx.) Cupboard and UPVC window to front.

LOUNGE/DINER
24' 5" x 12' 8" (7.44m x 3.86m) (approx.) (max.) UPVC window to front, laminated flooring, radiator, coving and UPVC French doors to garden.

KITCHEN/DINER
11' 7" x 11' 5" (3.53m x 3.48m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, integrated oven, gas hob, extractor fan, integrated dishwasher, integrated bin, upstands, cupboard and downlighting.

DINING AREA
10' 5" x 9' 7" (3.17m x 2.92m) (approx.) UPVC French doors to garden, downlighting and UPVC window to side.

UTILITY
9' 11" x 6' 5" (3.02m x 1.96m) (approx.) Fitted with a range of base units, fridge space, wall mounted gas boiler, cupboard and glazed door to side.

LANDING
Cupboard and loft access.

BEDROOM ONE
18' 10" x 9' 10" (5.74m x 3.00m) (approx.) UPVC window to front, Fitted wardrobes, laminated flooring and coving.

ENSUITE
Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, radiator, heated towel rail and UPVC window to rear.

BEDROOM TWO
12' 3" x 11' 8" (3.73m x 3.56m) (approx.) UPVC window to rear, radiator and coving.

BEDROOM THREE
12' 3" x 12' 1" (3.73m x 3.68m) (approx.) UPVC window to front, radiator and coving.

BEDROOM FOUR
9' 2" x 7' 6" (2.79m x 2.29m) (approx.) UPVC window to front, radiator and coving.

BATHROOM
Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, part tiled walls, extractor fan, heated towel rail and UPVC window to rear.
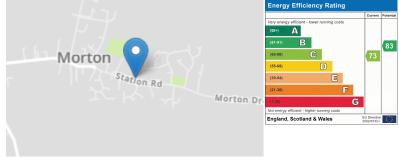
OUTSIDE
To the front there is a gravel driveway with off road parking for multiple cars, mature shrubs, tree, tandem garage with rear access, light and power and plumbing for washing machine.

The substantial rear garden is laid to lawn with paved patio, mature shrubs, trees, seating area, shed, gated side access, storage 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

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