



27 Piccadilly Way, Morton, Lincolnshire PE10 0PE

£295,000



Detached Modernised Family Home Rosedale are delighted to offer to the market this modern, well-presented detached home, located in the popular village of Morton, just north of Bourne. Morton benefits from a shop, primary school, pub, church, and a regular bus service. The property has been maintained to the highest of standards, including new double-glazed windows and doors, new fascias and guttering, new boiler only 8 months old, a refitted en-suite, new designer radiators throughout, a fully converted garage into an additional bedroom, new light fittings, stainless steel light switches and electrical sockets, new door handles, full redecoration, new carpets, outside decking, a re-laid lawn, and a stone gravel driveway. This property is ready to move straight into and enjoy. The accommodation comprises: entrance hall, cloakroom, lounge/diner, updated kitchen/breakfast room, and updated utility room. Upstairs, there are three bedrooms, an en-suite to the main bedroom, and a family bathroom. Outside, there is off-road parking for three vehicles, side-gated access to the south-facing garden with decking and a lawned area. To fully appreciate this property, viewings are highly recommended. EPC Rating: C | Council Tax Band: C

ENTRANCE

Radiator, stairs to first floor landing, tiled floor.

CLOAKROOM

Fitted with a two piece suite comprising low level WC, wash hand basin, fully tiled, tiled floor, window to front aspect.

CONVERTED GARAGE/BEDROOM FOUR

UPVC window to front and radiator.

LOUNGE

15' 2" x 12' 1" (4.62m x 3.68m) (approx.) Bay window to front aspect, radiator, arch to:

DINING ROOM

11' 7" x 7' 11" (3.53m x 2.41m) (approx.) Radiator, French doors to rear garden.

KITCHEN/BREAKFAST

11' 5" x 15' 7" (3.48m x 4.75m) (approx.) (L-Shaped) Fitted with a range of base, drawer and wall mounted units, newly fitted sink with mixer tap over, part tiled, integrated oven, newly fitted extractor fan, breakfast bar, space and plumbing for dishwasher, space for fridge/freezer, window to rear aspect, French doors to rear garden.

UTILITY

8' 10" x 5' 6" (2.69m x 1.68m) (approx.) Fitted with a range of base units, recently fitted sink with mixer tap over, newly fitted worktop, space and plumbing for washing machine and tumble dryer, part tiled, radiator, tiled floor, half glazed door to side.

LANDING

Loft access, window to side aspect, cupboard.

BEDROOM ONE

11' 11" x 9' 1" (3.63m x 2.77m) (approx.) Window to front aspect, radiator.

ENSUITE

Recently refitted with a three piece suite comprising shower cubicle, wash hand basin, shaver point, low level WC, heated towel rail, 3/4 tiled, window to side aspect.

BEDROOM TWO

11' 3" x 9' 1" (3.43m x 2.77m) (approx.) Window to rear aspect, radiator, fitted

BEDROOM THREE

6' 2" x 8' 11" (1.88m x 2.72m) (approx.) Window to front aspect, radiator, wardrobe.

BATHROOM

Refitted with three piece suite comprising bath with shower over, wash hand basin, low level WC, 3/4 tiled, shaver point, heated towel rail, tiled floor.

OUTSIDE

Front: Stone driveway providing off road parking for several vehicles.

Rear: Enclosed southerly facing garden which is laid to lawn, decking and gated side access.

Twin outdoor electric sockets, exterior lights and water taps to the front and rear.

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.

