



**5 Meadow View, Morton, Bourne, Lincolnshire PE10 0XN**

**£220,000**



\*\*\*NO ONWARD CHAIN\*\*\* Rosedale are delighted to offer to the market this semi-detached property, ideal for a first-time buyer or investor. Situated in a cul-de-sac location in the popular village of Morton, the area benefits from a pub, shops, a regular bus service, and a highly regarded primary school. The property is being sold with no onward chain and is ready to move into. Accommodation includes three bedrooms, a family bathroom, lounge, dining room, and kitchen. Outside, the property is set back from the road with a lovely front garden and driveway parking for multiple vehicles, leading to the garage. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating: C / Council Tax Band: B.



- ENTRANCE**

UPVC door to front, UPVC window to side, radiator, stairs to first floor and door to:
- LOUNGE**

13' 1" x 11' 7" (3.99m x 3.53m) (approx.) UPVC window to front, radiator, fireplace, artex, coving and arch to:
- DINING AREA**

9' 4" x 7' 2" (2.84m x 2.18m) (approx.) UPVC window to rear, dado rail and radiator.
- KITCHEN**

9' 4" x 7' 7" (2.84m x 2.31m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, tiled flooring, plumbing and space for washing machine, fridge freezer space, cupboard under stairs, radiator, wall mounted gas boiler, half glazed door to side and UPVC window to rear.
- LANDING**

UPVC window to side and loft access.
- BEDROOM ONE**

11' 7" x 8' 6" (3.53m x 2.59m) (approx.) UPVC window to front, radiator and built in wardrobes.
- BEDROOM TWO**

8' 9" x 8' 6" (2.67m x 2.59m) (approx.) UPVC window to rear, radiator and built in wardrobes.
- BEDROOM THREE**

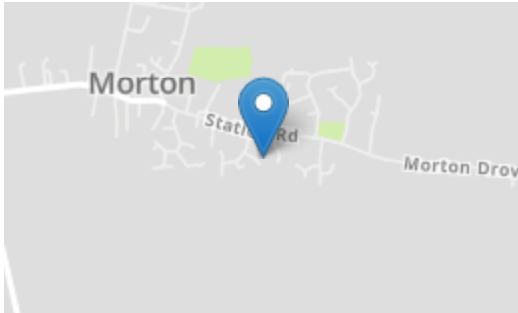
8' 8" x 5' 11" (2.64m x 1.80m) (approx.) (max.) UPVC window to front, radiator and over stair cupboard.
- BATHROOM**

Fitted with a three piece suite comprising WC, wash hand basin and bath with electric shower over, 3/4 tiled walls and heated towel rail.
- OUTSIDE**

The front of the property is laid to lawn with off road parking on the driveway leading to the garage.

The rear garden is laid to lawn with paved patio, tiled flooring, gated side access and door to garage.
- 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+) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

