



**30 Bakers Way, Morton, Bourne, Lincolnshire PE10 0XW**

**£180,000**



\*\*\*POPULAR VILLAGE LOCATION\*\*\* Rosedale Property Agents are delighted to bring to the market this well-maintained semi-detached property ideally situated in a quiet cul-de-sac within the sought-after village of Morton. The village benefits from a regular bus service, local shop, pubs and a church offering a pleasant community lifestyle. The property is currently tenanted and is being sold with the tenant in situ generating a rental income of £800 per calendar month making it an attractive opportunity for investors. Well presented throughout the accommodation comprises a lounge, kitchen/breakfast room, two bedrooms and a family bathroom. Externally, the property offers a paved driveway providing off-road parking, side gated access and a west-facing rear garden ideal for enjoying afternoon and evening sun. Early viewing is highly recommended to fully appreciate this appealing property. EPC Energy Rating D/Council Tax Band A.

## ENTRANCE PORCH

## LOUNGE

13' 5" x 12' 5" (4.09m x 3.78m) (approx.) UPVC window to front, stairs to first floor and radiator.

## KITCHEN

13' 4" x 9' 11" (4.06m x 3.02m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, cooker space, plumbing and space for washing machine, fridge freezer space, two UPVC windows to rear and door to rear.

## LANDING

UPVC window to side, artex, coving and loft access.

## BEDROOM ONE

13' 5" x 11' 4" (4.09m x 3.45m) (approx.) UPVC window to front, fitted wardrobes, over stairs cupboard, radiator and port hole window to front.

## BEDROOM TWO

10' 6" x 7' 1" (3.20m x 2.16m) (approx.) UPVC window to rear, artex, coving and radiator.

## BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with electric shower over, fully tiled walls, tiled flooring and heated towel rail.

## OUTSIDE

The rear garden is mainly laid to lawn with paved patio, mature shrubs and gated side access.

The front of the property is laid to lawn with a driveway to the side providing off road parking.

## 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.

