



**53 The Crescent, Morton, Bourne, Lincolnshire PE10 0NX**

**£220,000**



**\*\*\*SPACIOUS THREE BEDROOM FAMILY HOME WITH OPEN FIELD VIEWS\*\*\*** Located in the popular village of Morton this semi detached property is situated in a cul-de-sac location. The property benefits from a lounge to the front, kitchen/diner, large open plan conservatory overlooking the rear garden. Upstairs there are three good size bedrooms and family bathroom. To the front there is a driveway providing off road parking for several cars and a rear garden which is a good size and offers a luxury summer house with wood burner. To fully appreciate this family home viewings are highly recommended. EPC energy rating C / Council Tax band A.



**ENTRANCE HALL**

Hall glazed door to front aspect, laminate floor, stairs to first floor and modern radiator.

Door to:

**LOUNGE**

14' 9" x 10' 7" (4.50m x 3.23m) (approx.) UPVC double glazed window to front aspect and radiator.

**KITCHEN/DINER**

21' 0" x 10' 1" (6.40m x 3.07m) (approx.) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, partly tiled. Integrated oven, hob and extractor fan, fridge/freezer space and wall mounted gas boiler. Understairs cupboard, radiator and laminate floor.

Opening to conservatory:

**CONSERVATORY**

14' 7" x 13' 0" (4.45m x 3.96m) (approx.) UPVC construction, laminate floor, radiator and French doors to garden.

**LANDING**

Loft access, airing cupboard, double glazed window to side aspect.

**BEDROOM ONE**

15' 0" x 10' 1" (4.57m x 3.07m) (approx.) Double glazed window to rear aspect, radiator, field views.

**BEDROOM TWO**

11' 1" x 10' 0" (3.38m x 3.05m) (approx.) Double glazed window to front aspect, radiator.

**BEDROOM THREE**

7' 1" x 9' 1" (2.16m x 2.77m) (approx.) Storage cupboard, radiator, double glazed window to front aspect.

**BATHROOM**

5' 1" x 8' 1" (1.55m x 2.46m) (approx.) Fitted with a three piece suite comprising bath, wash hand basin, low level WC, heated towel rail, radiator.

**OUTSIDE**

Front: Block paved driveway and lawned area  
 Rear: Mainly laid to lawn, patio area, shed.  
 There is a side gate and fields beyond.

**AGENT 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.

