

Eckords Property Scene
29, West Street, Bourne, Lincolnshire, PE10 9NB
E: sales@eckords.co.uk
@: www.eckords.co.uk
T: 01778 426215



57a High Street, Morton, Bourne, Lincolnshire PE10 0NR

£159,000 - Freehold

Property Summary

Situated in the popular village of Morton just 3 miles North of Bourne town centre. Morton benefits from a national supermarket, village store and post office, two churches and a local pub. There are regular bus links to both Bourne, Peterborough and Stamford. Viewing is recommended to appreciate the great potential with this property.

Features

- End Terraced House
- One Bedroom
- Lounge
- Ground Floor Bathroom
- Double Garage
- Garden & Off Road Parking
- Potential to Convert Garage
- No Onward Chain, Viewing Highly Recommended



Room Descriptions

Ground Floor

Accommodation

9' 10" x 8' 0" (3.00m x 2.44m) Front door opening to Entrance Hallway: Radiator, wooden effect vinyl flooring, understairs storage space, stairs to first floor.

On one side of the hallway wall is a shower room which includes a double width shower cubicle with shower over, pedestal wash hand basin and a low level WC with concealed flush, splash back tiling, wooden effect vinyl flooring, chrome heated ladder towel rail inset ceiling spot lights. PLEASE NOTE: Entrance to the shower room at the moment is via number 57. However this entrance will be blocked off and made good. Buyers will be responsible for knocking through from the hallway 57a.

Bathroom

5' 4" x 7' 11" (1.63m x 2.41m) Panelled bath with shower over, glass screen and aqua splash boards, pedestal wash hand basin, low level WC with concealed flush, vinyl flooring, inset ceiling spot lights.

First Floor

Kitchen

5' 5" x 12' 4" (1.65m x 3.76m) Fitted wall mounted and floor standing kitchen cupboards including pan drawers, complimentary wooden effect worktops and splash backs, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring ceramic hob with extractor canopy over, electric oven, space and plumbing under worktop for automatic washing machine, space for fridge, vinyl flooring, inset ceiling spot lights.

Lounge

11' 4" x 15' 6" (3.45m x 4.72m) Four wall light points, TV point, radiator, laminate flooring.

Bedroom 1

8' 11" x 15' 8" (2.72m x 4.78m) Inset ceiling spot lights, laminate flooring, access to roof storage space, radiator, window to front.

Externally

Garden

At the front of this property there is a gravelled driveway which provides off road parking and leads to a double garage with an up and over door and power and light connected. The garden continues to the side of the house and is mostly laid to lawn with hedge boundaries. Included in the sale is a timber garden shed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	72	
(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