



38 The Crescent, Morton, Bourne, Lincolnshire PE10 0NX

£229,995



POPULAR VILLAGE LOCATION Rosedale are delighted to offer to the market this modernised semi detached family home in a cul-de-sac location. Morton is just north of Bourne, with local amenities including a shop, pub, primary school, and a regular bus service. The property has been updated throughout to include an extension to the side, refitted UPVC windows and doors, refitted bathroom and the front has been landscaped. This family home has three bedrooms, lounge overlooking the garden, kitchen/breakfast, utility and cloakroom. To fully appreciate this property viewings are highly recommended. EPC energy rating C/ Council tax band A

ENTRANCE HALL

UPVC double glazed door to front, laminate floor, stairs to first floor and radiator.

LOUNGE

14' 9" x 11' 4" (max) (4.50m x 3.45m) (approx.) UPVC double glazed window to rear, feature fireplace with electric fire and radiator.

KITCHEN/BREAKFAST ROOM

21' 4" x 10' 0" (6.50m x 3.05m) (approx.) Fitted with a range of base and wall mounted units with work surfaces and enamel sink, integrated oven, hob and extractor fan and fridge freezer space. Partly tiled, radiator, laminate floor and UPVC double glazed windows to front and rear, door to:

UTILITY ROOM

12' 5" x 4' 3" (3.78m x 1.30m) (approx.) Fitted with a range of base units, stainless steel sink unit, plumbing for automatic washing machine, partly tiled and radiator. UPVC double glazed windows to rear and side. UPVC double glazed door to garden.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. Wall mounted gas boiler, laminate flooring and UPVC double glazed window to side.

LANDING

UPVC double glazed window to front, loft access and cupboard.

BEDROOM ONE

14' 11" x 11' 0" (max) (4.55m x 3.35m) UPVC double glazed window to rear, radiator and fitted wardrobe.

BEDROOM TWO

11' 1" x 9' 10" (3.38m x 3.00m) (approx.) UPVC double glazed window to rear, laminate floor and radiator.

BEDROOM THREE

10' 0" x 6' 10" (3.05m x 2.08m) (approx.) UPVC double glazed window to front, laminate floor, radiator and cabin bed.

BATHROOM

Refitted with a three piece suite comprising wash hand basin, WC and corner bath with shower over, heated towel rail and UPVC double glazed window to side.

OUTSIDE

Front: Brick block paved and stone chip driveway, with raised dwarf walling and fence along both sides

Rear: Enclosed by fencing, laid to lawn, gravel area, shed and gated side access.

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.

