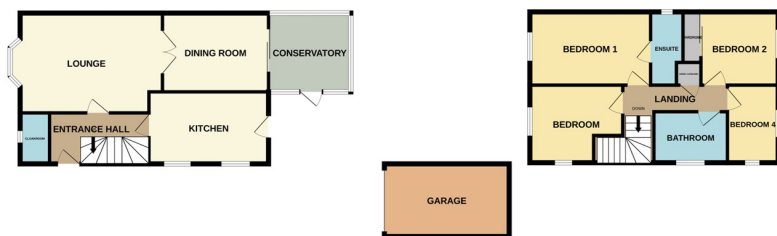




1 Paddington Way, Morton, BOURNE, Lincolnshire PE10 0PS

£275,000



*****SPACIOUS DETACHED FAMILY HOME***** Rosedale are pleased to offer to the market this modern detached property overlooking green space on the edge of this small modern development in the heart of Morton village. Morton is located North of Bourne and has a regular bus service, a very popular primary school, shop, pub and church. The property consists of four bedrooms, ensuite, family bathroom, lounge, dining room, conservatory, cloakroom, and kitchen. The property is on a corner plot with a driveway leading to a garage and parking for a number of vehicles with a fully enclosed rear garden. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C/Council Tax Band C.

ENTRANCE HALL

Half glazed door to front, stairs to first floor, single radiator and understairs cupboard.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. Partly tiled, radiator and UPVC double glazed window to front.

KITCHEN

13' 10" x 8' 4" (4.22m x 2.54m) (approx.) Fitted with a range of base and wall mounted units with work surfaces over, enamel sink, mixer tap and splashbacks. Range cooker, plumbing for automatic washing machine, tumble dryer space, fridge/freezer space. Tiled floor, extractor fan, two UPVC double glazed windows to front and half glazed door to garden.

LOUNGE

16' 6" x 11' 7" (5.03m x 3.53m) (approx.) UPVC double glazed bay window to front, wall mounted fireplace, radiator and double doors to:

DINING ROOM

12' 4" x 9' 2" (3.76m x 2.79m) (approx.) Radiator and sliding door to:

CONSERVATORY

9' 7" x 9' 2" (2.92m x 2.79m) (approx.) UPVC windows on brick base. Pitched polycarbonate roof, tiled floor, radiator and glazed door to garden.

LANDING

Stairs from ground floor, airing cupboard and UPVC double glazed window to front.

BEDROOM ONE

14' 1" x 9' 3" (4.29m x 2.82m) (approx.) UPVC double glazed window to front, fitted wardrobe and radiator.

ENSUITE

Fitted with a three piece suite comprising wash hand basin, WC and shower cubicle. Partly tiled, single radiator, shaver point, extractor fan and UPVC double glazed window to side.

BEDROOM TWO

9' 8" x 9' 2" (2.95m x 2.79m) (approx.) UPVC double glazed window to rear, laminate floor and fitted wardrobes.

BEDROOM THREE

10' 9" x 8' 5" (3.28m x 2.57m) (approx.) UPVC double glazed windows to front and side, laminate floor, radiator, over stair shelving.

BEDROOM FOUR

8' 6" x 6' 7" (2.59m x 2.01m) (approx.) UPVC double glazed windows to rear and side, laminate floor and radiator.

BATHROOM

Fitted with a three piece suite comprising wash hand basin, WC and bath with shower over. Heated towel rail, shaver point, extractor fan and UPVC double glazed window to front.

OUTSIDE

Front: Corner plot with hedging to front, laid to lawn with mature shrubs and overlooking green area.

Tarmac driveway providing off road parking for several vehicles and leading to single garage.

Rear: Enclosed by fencing, laid to lawn. paved patio and side access.

SINGLE GARAGE

Single garage with up and over door.

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.

