



3 Saddler Drive, Morton, Bourne, Lincolnshire PE10 0XS

£260,000



*****FAMILY HOME OVERLOOKING FARMLAND***** Rosedale are delighted to offer to the market this detached property located in the popular village of Morton. Morton is just North of Bourne and has a number of amenities plus a popular primary school, and a regular bus service. The property sits on a corner plot within a cul-de-sac. There is plenty of off road parking to the front and an oversized south facing rear garden with field views. The property has three bedrooms main with ensuite, a family bathroom, lounge, cloakroom, extended kitchen diner and a conservatory. The garage has been converted and offers flexible uses. 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 and radiator.

CONVERTED GARAGE

5' 1" x 8' 9" (1.55m x 2.67m) (approx.) UPVC window to front, wood panelling and shelving.

CLOAKROOM

5' 9" x 4' 11" (1.75m x 1.50m) (approx.) Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, plumbing and space for washing machine and tumble dryer, extractor fan and UPVC window to side.

LOUNGE

14' 4" x 10' 5" (4.37m x 3.17m) (approx.) UPVC bay window to front, radiator and coving.

KITCHEN/BREAKFAST

22' 9" x 7' 10" (6.93m x 2.39m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, oven, hob, extractor fan, fridge freezer space, UPVC window to rear and half glazed door to rear. Arch to:

BREAKFAST

10' 4" x 8' 4" (3.15m x 2.54m) (approx.) Radiator and UPVC sliding doors to conservatory.

CONSERVATORY

9' 11" x 9' 7" (3.02m x 2.92m) (approx.) UPVC construction, solid roof, tiled flooring and UPVC French doors to garden.

LANDING

UPVC window to side, radiator and cupboard.

BEDROOM ONE

11' 0" x 11' 0" (3.35m x 3.35m) (approx.) UPVC window to rear, radiators and fitted wardrobes.

ENSUITE

Fitted with a three piece suite WC, wash hand basin and double shower cubicle, shaver point, heated towel rail and UPVC window to rear.

BEDROOM TWO

13' 0" x 11' 5" (3.96m x 3.48m) (approx.) UPVC window to front and loft access.

BEDROOM THREE

11' 1" x 9' 6" (3.38m x 2.90m) (approx.) UPVC window to front and fitted wardrobe.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, 3/4 tiled walls, heated towel rail and UPVC window to rear.

OUTSIDE

Off road parking.

Rear- South facing, laid to lawn, decking, mature shrubs, pond, field views, 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.

