



**Rosedale**  
PROPERTY AGENTS

*'Making your move easier'*



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

**£230,000**



\*\*\* EXTENDED FAMILY HOME WITH SOUTH FACING REAR GARDEN \*\*\* "This well presented semi detached house is situated in a cul de sac location within the popular village of Morton. The property offers spacious living accommodation across two floors. Downstairs there is a lounge with dual aspect windows, kitchen breakfast room, a dining/family room overlooking the rear garden and a downstairs cloakroom. Upstairs there are three bedrooms and a family bathroom. Outside there is ample parking for several vehicles to the front and a southerly facing rear garden with decked patio area. To fully appreciate this lovely property, viewings are highly recommended. EPC energy rating D/Council Tax Band B"



## ENTRANCE HALL

UPVC front door, radiator, large walk in cupboard and stairs to first floor landing.

## LOUNGE

14' 10" x 11' 0" (4.52m x 3.35m) (approx.) UPVC double glazed window to front and rear aspects, radiator, electric fire with feature surround.

## KITCHEN BREAKFAST ROOM

18' 0" x 10' 0" (5.49m x 3.05m) (approx.) Fitted with a range of matching base and wall mounted units with work surfaces over, sink with mixer tap over, integrated cooker with extractor hood over, space and plumbing for a washing machine, fitted breakfast bar, radiator. UPVC double glazed window to front, side and rear aspects and door to:

## DINING ROOM/FAMILY ROOM

12' 0" x 9' 0" (3.66m x 2.74m) (approx.) UPVC double glazed French doors to garden, UPVC double glazed window and radiator.

## CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and low level WC. Radiator and UPVC double glazed window to side aspect.

## LANDING

Stairs from ground floor and loft access.

## BEDROOM ONE

14' 10" x 10' 10" (4.52m x 3.30m) (approx.) UPVC double glazed window to front and rear aspect, radiator and built in wardrobes.

## BEDROOM TWO

10' 0" x 10' 0" (3.05m x 3.05m) (approx.) UPVC double glazed window to rear and side aspects and radiator.

## BEDROOM THREE

9' 0" x 6' 10" (2.74m x 2.08m) (approx.) UPVC double glazed window to front aspect and radiator.

## BATHROOM

Fitted with a three piece suite comprising bath with shower over and glazed screen, wash hand basin and low level WC. Half tiled walls, UPVC double glazed window to rear aspect and heated towel rail.

## OUTSIDE

Front: There is a gravel driveway providing ample off road parking for several vehicles to the front and side. Gated access to the rear garden.

Rear: A good size southerly facing garden mainly laid to lawn with a decked patio area and shed.

## 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.

