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15 East Lane, Morton, Bourne, Lincolnshire PE10 0NW

£225,000 - Freehold

### Property Summary

Morton is a popular village location and is located just 3 miles North of Bourne town centre. The village benefits from a local store and post office and a National supermarket. There is also a village pub and regular bus links to both Bourne, Stamford and Peterborough.

### Features

- Detached Cottage
- Kitchen
- Lounge
- Two Bedrooms
- Large Plot
- Single Garage
- Development Opportunity
- No Onward Chain



## Room Descriptions

### Ground Floor

#### Accommodation

Front door located at the side of the cottage. Small Entrance hallway, stairs to first floor.

#### Lounge

12' 11" x 11' 4" (3.94m x 3.45m) Open fire place, TV point, window to side.

#### Kitchen

7' 0" x 18' 2" (2.13m x 5.54m) Fitted floor standing cupboards with complimentary worktops and splash back tiling, inset stainless steel sink and drainer, space and plumbing under worktop for automatic washing machine and space for cooker, vinyl flooring, wall mounted electric heater, at the rear of the kitchen there is a sliding door through to a rear lobby. Off the lobby is a storage room 6'3" x 7'6" second door opens to front of cottage, pedestrian door to single garage.

#### Bathroom

Panelled bath, wall mounted wash hand basin, low level WC, wall mounted electric heater.

#### Rear Porch

4' 6" x 8' 9" (1.37m x 2.67m) Stable type door opening to rear. Off the porch is a small hallway with a storage cupboard housing hot water tank.

### First Floor

#### Bedroom 1

13' 2" x 11' 2" (4.01m x 3.40m) Wall mounted electric storage heater, window to side.

#### Bedroom 2

7' 10" x 14' 4" (2.39m x 4.37m) Wall mounted electric storage heater, window to side.

#### Storage Room

4' 6" x 7' 10" (1.37m x 2.39m) 4' 6" x 7' 10" (1.37m x 2.39m)

### Externally

#### Garden

The front boundary has a low level box hedge and brick wall with twin opening wrought iron gates leading to a hard standing driveway and leading to the single garage. The front garden continues to the side of the cottage and is laid to a large area of lawn with attractive shrub and flower borders. A paved pathway leads around the cottage and a gate opens to the rear garden. There is a paved patio area and raised lawn with flower and shrub borders. There are a variety of wooden sheds included in the sale.

#### Agents Note

We the selling agents give notice under the consumer protection regulations that the previous joint owner of this property took his own life in the cottage.

