



Rosedale
PROPERTY AGENTS

'Making your move easier'



31 Station Road, Morton, Bourne, Lincolnshire PE10 0NN

£290,000



VILLAGE LOCATION Rosedale are delighted to offer to the market this lovely detached cottage located in the popular village of Morton. Morton is just North of Bourne with a regular bus service into Bourne, a pub, shops and a church. The property has been updated to include a refitted kitchen, refitted shower room, ensuite and bathroom. This light and airy property has three bedrooms a shower room and a bathroom, the main bedroom also has a ensuite. Downstairs there is a small entrance hall leading to the kitchen, utility room and cloakroom, on the other side there is the dining room and lounge. Outside there is low maintenance artificial grass with a stone patio seating area. To the front there is a driveway leading to the garage with light and power and a courtesy door to the rear. This property has a very cozy feel and is ready to move straight into. To fully appreciate this cottage, viewings are highly recommended. EPC Energy Rating C/Council Tax Band B.

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ENTRANCE

Half glazed door to front, wood flooring and door to.

KITCHEN

12' 6" x 12' 4" (3.81m x 3.76m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, part tiled walls, range cooker, gas hob, extractor fan, fridge freezer space, wood flooring, downlighting and UPVC window to rear.

UTILITY

8' 9" x 5' 10" (2.67m x 1.78m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, radiator, UPVC window to side and UPVC door to garden.

WC

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, wood flooring, radiator, extractor fan and UPVC window to side.

DINING ROOM

11' 0" x 10' 4" (3.35m x 3.15m) (approx.) Arch to hallway, radiator and UPVC window to side.

LOUNGE

19' 0" x 10' 10" (5.79m x 3.30m) (approx.) Three UPVC windows to front, double radiator, brick built fireplace, wall mounted light fitting, radiator, stairs to first floor and UPVC window to rear.

LANDING

UPVC window to side.

BEDROOM ONE

17' 9" x 13' 6" (5.41m x 4.11m) (approx.) UPVC window to front, two radiator, eves access and downlighting.

ENSUITE

Refitted with a three piece suite comprising WC, wash hand basin and shower cubicle, fully tiled walls, radiator and extractor fan.

BEDROOM TWO

11' 6" x 11' 0" (3.51m x 3.35m) (approx.) UPVC windows to front and side and radiator.

BEDROOM THREE

10' 4" x 8' 11" (3.15m x 2.72m) (approx.) UPVC window to side and radiator.

BATHROOM

Refitted with a three piece suite comprising WC, wash hand basin and bath, fully tiled walls, airing cupboard with boiler, heated towel rail and UPVC window to front.

SHOWER ROOM

Fitted with a three piece suite comprising WC, wash hand basin and electric shower within the cubicle, radiator, part tiled, loft access and UPVC window to front.

REAR GARDEN

Artificial lawn, gravel area, paved patio, seating area and gated access.

GARAGE

Up and over door, light and power and rear courtesy 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.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

