



2 Primrose Close, Morton, Bourne, Lincolnshire PE10 0PG

£165,000



*****IDEAL FIRST-TIME BUYER'S HOME***** Rosedale Property Agents are delighted to present to the market this village property ideally situated in a quiet cul-de-sac location. Morton offers excellent local amenities including a regular bus service, a popular primary school, a convenience store and a local pub. The property is offered for sale with no onward chain and is ready to move straight into. Upon entering you are welcomed into a comfortable lounge leading through to a recently refitted kitchen/breakfast room. To the first floor, there are two well-proportioned bedrooms and a refitted four-piece family bathroom suite. Externally, the property benefits from off-road parking for two vehicles and a fully enclosed rear garden. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer. EPC Rating: C Council Tax Band: A

ENTRANCE / LOUNGE

Half glazed door to front, stairs to first floor, laminate flooring, radiator, cupboard and UPVC window to front.

KITCHEN

12' 8" x 7' 2" (3.86m x 2.18m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, upstands, integrated oven, hob, plumbing and space for washing machine, fridge freezer space, wall mounted gas boiler, laminate flooring, radiator, half glazed UPVC door to garden and UPVC window to rear.

LANDING

Loft access.

BEDROOM ONE

12' 8" x 8' 2" (3.86m x 2.49m) (max.) (approx.) Two UPVC windows to front, wardrobe and radiator.

BEDROOM TWO

7' 4" x 6' 11" (2.24m x 2.11m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a four piece suite comprising WC, wash hand basin, bath and shower cubicle, part tiled walls, radiator and UPVC window to rear.

OUTSIDE

There is a gravel driveway to the front with off road parking.

The rear garden is laid to lawn with paved patio, gravel, gated side access and enclosed by fencing.

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.

