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73a High Street, Morton, Bourne, Lincolnshire PE10 0NR

£447,000 - Freehold

Property Summary

Morton is a popular village located three miles North of Bourne. It benefits from a village shop and post office, a National supermarket, two churches and a village pub and restaurant. There are regular bus links to Bourne, Peterborough and Stamford. Viewing is highly recommended to appreciate everything that this property has to offer.

Features

- Individual Detached Bungalow
- Large Entrance Hallway
- Three Double Bedrooms
- Lounge
- Kitchen/Diner
- Two Bathrooms
- Immaculately Presented Throughout
- No Onward Chain

Room Descriptions

Ground Floor

Accommodation

Part glazed timber door to spacious Entrance Hallway: 32"11" x 7'4" Inset floor mat, radiator, wall mounted digital thermostatic heating control, pedestrian door to single garage.

Lounge

16' 0" x 15' 1" (4.88m x 4.60m) TV point, telephone point, inset ceiling spot lights, radiator, French doors opening to rear garden.

Kitchen/Diner

12' 1" x 18' 3" (3.68m x 5.56m) A fabulous room overlooking the rear garden. Wall mounted and floor standing cream fronted cupboards including three deep pan drawers with complimentary dark fitted worktops and splash backs, inset stainless steel sink and drainer with mixer taps, space for range cooker with extractor canopy over, integrated fridge and freezer, integrated dishwasher, vinyl flooring, TV point, inset ceiling spot lights, radiator, uPVC part glazed door to outside.

Bedroom 1

15' 6" x 12' 1" (4.72m x 3.68m) Fitted bedroom furniture including two wardrobes to one wall with bed space between, matching bedside units and over bed wall mounted cupboards, to opposite wall matching double wardrobe and matching chest of drawers, radiator, window to front.

Ensuite Shower

Shower to one end with glass sliding door and complimentary splash back tiling, pedestal wash hand basin, low level WC with concealed flush, chrome heated ladder towel rail, electric shaver point, inset ceiling spot lights.

Bedroom 2

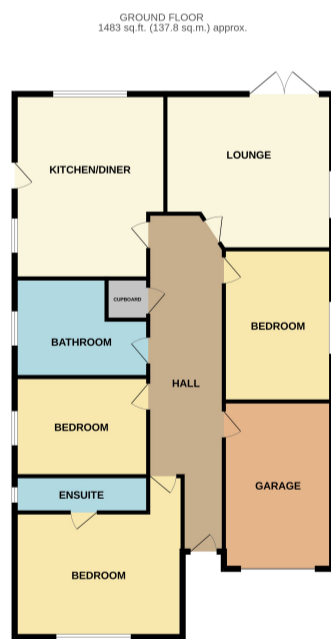
9' 11" x 13' 10" (3.02m x 4.22m) Wall mounted overbed cupboards with matching bedside units, to opposite wall further double wardrobes, radiator, window to side.

Bedroom 3

9' 0" x 12' 1" (2.74m x 3.68m) Radiator, window to side.

Bathroom

6' 1" x 12' 1" (1.85m x 3.68m) Panelled bath with centre mixer taps, corner shower cubicle with curved glass door, wash hand basin with vanity cupboard, low level WC, chrome heated ladder towel rail, extractor fan, electric shaver point, inset ceiling spot lights.



TOTAL FLOOR AREA: 1483 sq.ft. (137.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the provided information, measurements of this, or other, nature, cannot be held responsible for any errors or omissions. This plan is for information only and should be used in conjunction with any other documents. The architect, agent and developer accept no liability for any errors or omissions.

Externally

Garden

The front of the bungalow is mostly laid to gravel for easy maintenance and ample off road parking for several cars. There is a timber shed included in the sale with power connected.

There is access to the rear garden at either side of the bungalow.

The rear garden offers a good degree of privacy. It is mostly laid to paving and inset gravel walkways with attractive shrub borders making this a very low maintenance garden.

Single Garage

9' 5" x 16' 8" (2.87m x 5.08m) Power and light connected, wall mounted gas central heating boiler.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	75	
(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