



Rosedale
PROPERTY AGENTS

'Making your move easier'



2 Moorgate Close, Morton, Bourne, Lincolnshire PE10 0PT

£245,000



DETACHED FAMILY HOME IN A POPULAR VILLAGE LOCATION Rosedale Property Agents are delighted to bring to the market this modern detached property, situated within a sought-after village setting. The village of Morton offers a regular bus service, pub, a convenience store and a church, providing excellent local amenities. The property benefits from a refitted kitchen and shower room along with a bright and welcoming sunroom to the rear. The ground floor accommodation comprises an entrance hall with cloakroom, a fitted kitchen and a spacious lounge/diner. To the first floor are three well-proportioned bedrooms, including a walk-in wardrobe to the main bedroom, together with a modern family shower room. Externally, the property offers a driveway to the front providing off-road parking for multiple vehicles and access to a single garage. To the rear is a fully enclosed garden with gated side access. Early viewing is highly recommended to fully appreciate this property. EPC Rating: C | Council Tax Band: B

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- ENTRANCE**

UPVC door to front, laminate flooring, stairs to first floor and cupboard.
- CLOAKROOM**

Fitted with a two piece suite comprising WC and wash hand basin, heated towel rail, 1/2 tiled walls and UPVC window to front.
- KITCHEN**

9' 1" x 7' 5" (2.77m x 2.26m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, range cooker, fridge space, plumbing and space for washing machine, tumble dryer and dishwasher, extractor fan, laminate flooring, wall mounted gas boiler, spot lights and UPVC window to front.
- LOUNGE/DINER**

16' 5" x 15' 4" (5.00m x 4.67m) (narrowing to 9'2") (approx.) Media wall, laminate flooring, electric fire place, two radiators, sliding doors and UPVC window to rear.
- CONSERVATORY**

9' 1" x 8' 3" (2.77m x 2.51m) (approx.) Brick base, tiled flooring, sliding doors to garden and UPVC window to rear.
- LANDING**
- BEDROOM ONE**

15' 4" x 9' 11" (4.67m x 3.02m) (approx.) UPVC window to rear, walk in wardrobe and radiator.
- BEDROOM TWO**

10' 8" x 7' 9" (3.25m x 2.36m) (approx.) UPVC window to front, radiator and airing cupboard.
- BEDROOM THREE**

10' 1" x 7' 3" (3.07m x 2.21m) (approx.) UPVC window to front and radiator.
- BATHROOM/SHOWER ROOM**

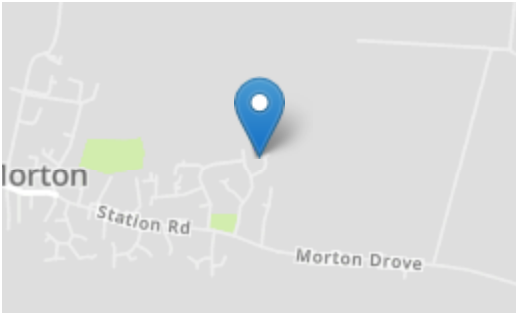
Refitted with a three piece suite comprising WC, wash hand basin and shower cubicle with rain shower, fully tiled walls, heated towel rail, tiled flooring, extractor fan and UPVC window to side.
- OUTSIDE**

Front - Driveway leading to the garage and gravel areas.

Rear - The rear garden has paved patio, artificial grass, wood chip and decking, shed, mature shrubs, gated side access and enclosed by fencing.
- SINGLE GARAGE**

Detached garage with up and over door, light and power.
- 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		
Very energy efficient - lower running costs	Current	Potential
(92+)	A	81
(81-91)	B	
(69-80)	C	74
(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		

