

Eckfords Property Scene
29, West Street, Bourne, Lincolnshire, PE10 9NB
E: sales@eckfords.co.uk
@: www.eckfords.co.uk
T: 01778 426215



27 Haconby Lane, Morton, Bourne, Lincolnshire PE10 0NP

£270,000 -



Property Summary

Morton is a popular village location, situated just three miles North of Bourne. Morton benefits from a village store and post office, a national supermarket and a village pub. There are regular bus links to Bourne and Peterborough. There are also lovely country walks around the Lincolnshire fens. Viewing is highly recommended to appreciate everything that this property has to offer.

Features

- Semi Detached House
- Lounge
- Modern Kitchen
- Utility Room
- Downstairs Shower Room
- Three Good Size Bedrooms
- Exceptionally Large Plot
- No Onward Chain

Room Descriptions

Ground Floor

Accommodation

uPVC front door to Entrance Hallway: Radiator, stairs to first floor (Please note there is currently a stair lift in situ, the sellers will leave this if required or will remove prior to completion)

Lounge

11' 5" x 15' 11" (3.48m x 4.85m) 11' 5" x 15' 11" (3.48m x 4.85m) Wall mounted electric fire with tiled back plate and remote control, recess to each side of fire place, TV point, telephone point, centre ceiling light and fan, radiator.

Kitchen

10' 11" x 11' 2" (3.33m x 3.40m) Fitted wall mounted and floor standing cupboards with complimentary wooden effect worktops and splash back tiling, inset stainless steel sink and drainer with mixer taps, four ring ceramic hob with stainless steel extractor canopy over, eye level double electric oven, space and plumbing under worktop for dishwasher (Please note this can be included in the sale if required) space for fridge/freezer, under stairs storage cupboard space, ceramic floor tiles, radiator, TV point.

Utility Room

4' 4" x 5' 4" (1.32m x 1.63m) Wall mounted gas central boiler, space and plumbing under worktop for automatic washing machine, ceramic floor tiles.

Rear Hallway

Ceramic floor tiles, radiator, uPVC part glazed door to outside.

Shower/Wet Room

Walk in shower with aqua boards and electric shower, wall mounted wash hand basin, glass fronted medicine cabinet, non slip flooring, light and extractor fan.

Study Area

4' 2" x 7' 2" (1.27m x 2.18m) Open from inner hallway, ceramic floor tiles, access to roof storage space.

Cloakroom

WC, complimentary splash back tiling, ceramic floor tiles, radiator.

First Floor

Bedroom 1

15' 11" x 11' 6" (4.85m x 3.51m) Radiator, window to front.

Ensuite Cloakroom

Low level WC with concealed flush, wash hand basin with vanity cupboard under, non slip flooring.

Bedroom 2

10' 11" x 10' 2" (3.33m x 3.10m) TV point, radiator, window to side.

Bedroom 3

8' 9" x 7' 8" (2.67m x 2.34m) Radiator, window to rear.

Externally

Gardens

The front garden benefits from a good size lawn and a double width block paved driveway which provides off road parking for several cars. There is a timber gate with security lock that gains access to the fully enclosed rear garden.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, window, ceiling and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Metropix CCDC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	70	
(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	