



82 Station Road, Morton, Bourne, Lincolnshire. PE10 0NN

FOUR BED DETACHED HOUSE IN POPULAR VILLAGE LOCATION.

This detached house is exceptionally well presented throughout and offers spacious accommodation including four reception rooms and four good size bedrooms. It benefits from a larger than average beautifully kept and landscaped rear garden. Viewing is highly recommended at the earliest opportunity to appreciate everything this property has to offer.



£525,000 Freehold

PROPERTY DESCRIPTION

This particular property must be viewed to appreciate everything it has to offer and how exceptionally well presented it is. Situated in the popular village of Morton on the edge of the village. There are lovely views and walks across the Lincolnshire countryside. Morton benefits from a local store and post office and national supermarket. There are regular bus links to Bourne including a free school bus for senior school students.

FEATURES

- Detached Family House
- Four Reception Rooms
- Wow Factor Modern Kitchen
- Four Good Size Bedrooms
- Large Rear Garden
- Exceptionally Presented Throughout
- Popular Village Location
- Viewing Highly Recommended
- CCTV and Alarm System



ROOM DESCRIPTIONS

Ground Floor

Accommodation

Front door leading to Entrance Hallway: 17'5" x 6'0"
Wooden effect flooring, radiator, stairs to first floor landing, inset ceiling spot lights, under stairs storage space, wall mounted thermostatic heating control.

Study

7' 7" x 7' 11" (2.31m x 2.41m) Wooden flooring, radiator, telephone point.

Cloakroom

Low level WC with concealed flush, wall mounted wash hand basin, fully tiled walls, chrome heated ladder towel rail, vinyl flooring.

Lounge

10' 10" x 23' 10" (3.25m x 7.26m) Bay window to front, three radiators, pebble effect gas fire with stone surround and curve black granite hearth and back plate, TV point, three wall light points, wooden flooring, bi-fold opening doors to Conservatory.

Conservatory

10' 9" x 10' 5" (3.28m x 3.17m) Constructed dwarf brick walls and uPVC units over, polycarbonate pitched roof, fitted window and ceiling blinds, ceramic floor tiles, radiator, TV point, French doors opening to outside.

Breakfast/Kitchen

12' 8" x 13' 10" (3.86m x 4.22m) Fitted wall mounted and floor standing wooden effect cupboards including a pull out larder style cupboard and a further tall cupboard ideal for brooms and an ironing board, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl granite sink and drainer with mixer taps, eye level double electric oven, four ring ceramic with extractor canopy over, ceramic floor tiles, inset ceiling spot lights, radiator, archway from Kitchen to Utility Room.

Utility Room

5' 10" x 7' 7" (1.78m x 2.31m) Fitted worktop with inset round stainless steel sink and round drainer with mixer tap, space and plumbing under worktop for automatic washing machine and dishwasher, space for fridge/freezer, ceramic floor tiles, white ladder radiator, uPVC stable type door to outside.

Dining Room

9' 0" x 13' 1" (2.74m x 3.99m) Wooden flooring, radiator, bi-fold doors opening to outside, inset ceiling spot lights.

First Floor

Landing

9' 6" x 9' 0" (2.90m x 2.74m) Access to roof storage space, built in storage cupboard, radiator.

Bedroom 1

10' 6" x 10' 11" (3.20m x 3.33m) Built in wardrobes to one wall, TV point, radiator, window to front.

Ensuite Shower Room

7' 9" x 5' 8" (2.36m x 1.73m) Walk in double width shower with glass curved screen, wash hand basin with vanity drawers under and further matching storage cabinet, low level WC with concealed flush, fully tiled walls, vinyl flooring, chrome heated ladder



FLOORPLAN & EPC



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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