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4 Violet Close, Morton, Bourne, Lincolnshire PE10 0PQ

£310,000 - Freehold

Property Summary

This detached house is located in the popular village of Morton just three miles North of Bourne. Morton benefits from regular bus links to Bourne, Stamford and Peterborough. There is a Co-op store, local shop and post office, two churches, a village pub, a fish and chip shop and takeaway pizza restaurant.

Features

- Detached Family House with No Onward Chain
- Three Reception Rooms
- Modern Kitchen & Utility
- Four Bedrooms
- Two Ensuite Shower Rooms
- Family Bathroom
- Views at the Rear



Room Descriptions

Ground Floor

Accommodation

Front door opening to Entrance Hallway: Laminate flooring, stairs to first floor.

Cloakroom

Low level WC with concealed flush, wall mounted wash hand basin, splash back tiling, laminate flooring, radiator.

Lounge

13' 4" x 14' 2" (4.06m x 4.32m) Recessed under stairs storage space with fitted shelving, box bay window to front aspect, TV & telephone point, two wall light points, gas log burning stove, radiator, archway through to dining room.

Dining Room

8' 5" x 10' 0" (2.57m x 3.05m) Laminate flooring, radiator, French doors opening to rear garden.

Kitchen

7' 8" x 10' 6" (2.34m x 3.20m) Fitted wall mounted and floor standing cream fronted cupboards including a tall larder style cupboard, three deep pan drawers, complimentary fitted worktops and splash back tiling, inset porcelain sink and drainer with mixer taps, integrated electric oven, four ring gas hob with extractor canopy over, space for free standing fridge (Included in sale) ceramic floor tiles.

Utility Room

8' 6" x 7' 5" (2.59m x 2.26m) Fitted wall mounted and floor standing cream cupboards, complimentary fitted worktops and splash back tiling, inset round stainless steel sink with mixer taps, wall mounted GLOW WORM gas central heating boiler, very useful pull out breakfast table with two matching stools, uPVC wood effect part glazed door to rears, door leading through to family room (Converted from former single garage)

First Floor

Landing

Airing cupboard with shelving and radiator, access to roof storage space.

Bedroom 1

7' 9" x 18' 1" (2.36m x 5.51m) Radiator, access to roof storage space, window to front.

Ensuite Shower Room

Enclosed shower cubicle, low level WC with concealed flush, pedestal wash hand basin, splash back tiling, vinyl flooring, inset spot lights, radiator.

Bedroom 2

10' 5" x 10' 2" (3.17m x 3.10m) Built in wardrobes to one wall, radiator, window to rear.

Second Ensuite Shower Room

Recessed shower cubicle, wall mounted wash hand basin, low level WC with concealed flush, vinyl flooring, electric shaver point, radiator.

Bedroom 3

9' 11" x 10' 4" (3.02m x 3.15m) Radiator, window to front.

Bedroom 4

7' 1" x 7' 1" (2.16m x 2.16m) Small built in wardrobe over stair well, radiator, window to front.

Family Bathroom

Panelled bath with mixer shower attachment, low level WC with concealed flush, pedestal wash hand basin, splash back tiling, vinyl flooring, radiator.

Externally

Garden

The front of this property is open plan and mostly laid to a large block paved driveway which provides parking for several cars. The remainder of the front garden is laid to lawn. The rear garden is accessed via a gate at the side of the house it benefits from lovely views across open fields it is mostly laid to lawn with raised borders. Included in the sale are two timber sheds.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	88
(69-80)	C		
(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	