
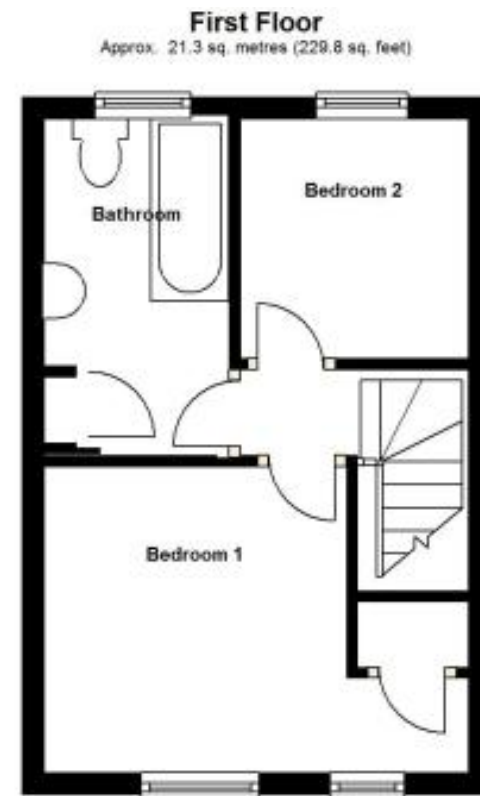
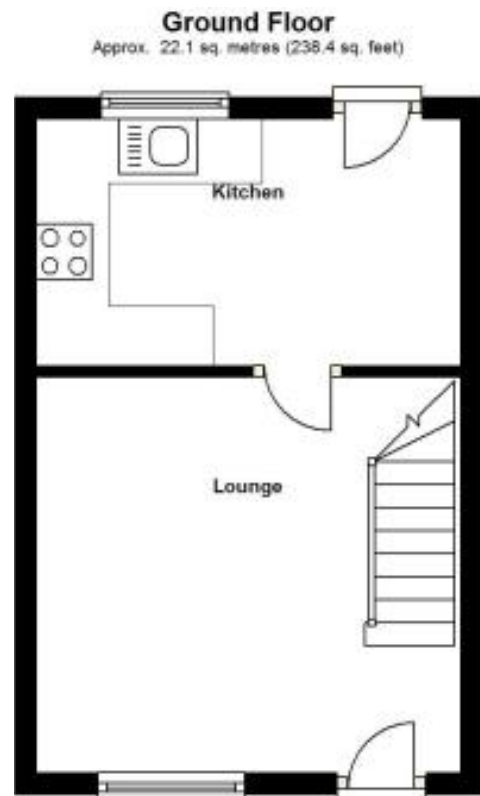


## Rosehip Road, Morton, Bourne

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>97</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 43.5 sq. metres (468.2 sq. feet)



## 16 Rosehip Road, Morton, Bourne, Lincolnshire, PE10 0PD

£157,500 Freehold

A two-bedroom terraced home located in the popular village of Morton that would make an ideal first-time purchase or buy to let investment. The property benefits from, lounge with stairs leading to the first floor, kitchen/dining room, two bedrooms and family bathroom. The property also benefits from gas central heating to radiator and upvc double glazed windows. Outside there is a driveway providing off road parking to the front and a fully enclosed courtyard garden to the rear.

Two Bedroom Terraced House | Ideal First Home or Buy To Let Investment | UPVC Double Glazed Windows | Gas Central Heating | Driveway With Off-Road Parking | Council Tax Band A

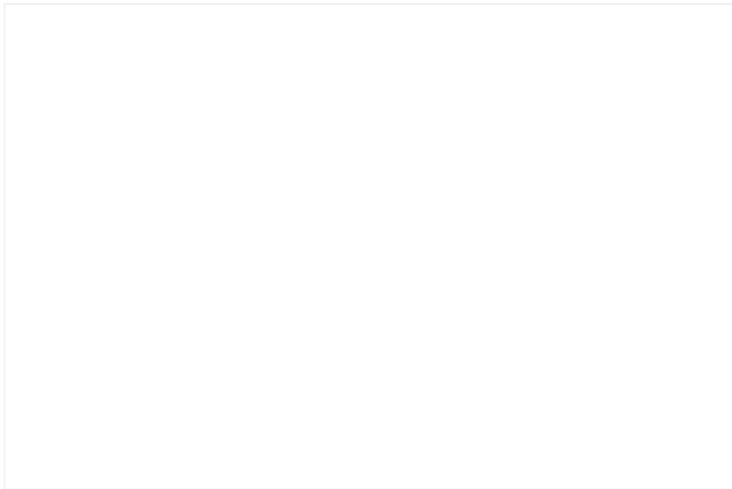
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bourne@winkworth.co.uk  
winkworth.co.uk/bourne

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See things differently.



**Bathroom** - having a three-piece suite comprising low level WC, panel bath with wall mounted shower and screen, wash hand basin, radiator, airing cupboard housing hot water tank and shelving.

**Outside** - To the front there is off street parking for one/two cars. To the rear is low maintenance garden being mainly paved with fencing to all sides.

**LOCAL AUTHORITY**

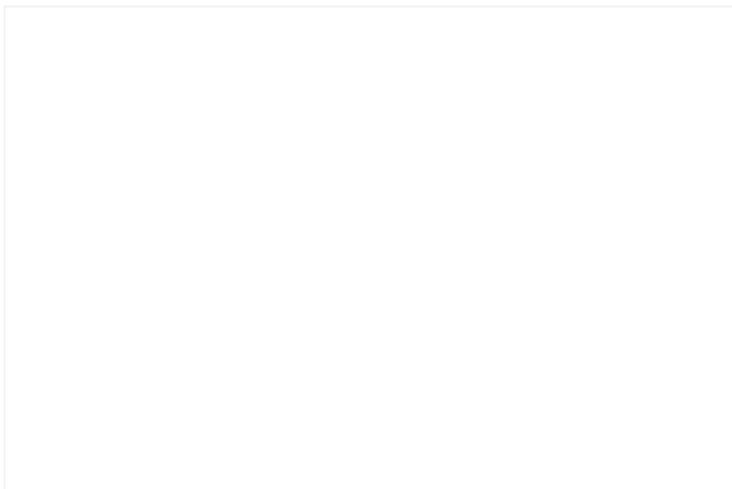
South Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

A



**ACCOMMODATION**

**Lounge** - 12'4" x 10'4" (3.76m x 3.15m) with double glazed window to the front aspect, stairs off to first floor, radiator, understairs storage cupboard, TV point and door leading to.

**Kitchen/Dining Room** - 12'4" x 8' (3.76m x 2.44m) fitted with a range of modern units comprising base and eye level units with worksurfaces and tiled splashbacks, stainless steel sink unit, integrated oven and hob, plumbing for washing machine, space for fridge freezer, laminate floor, double glazed window and door to the rear aspect, coving to ceiling, boiler supplying hot water and central heating.

**First Floor Landing** - with access to loft space.

**Bedroom One** - 9'2" x 8'5" (2.8m x 2.57m) With two double glazed windows to the front aspect, laminate floor, radiator, built-in wardrobe.

**Bedroom Two** - 7'5" x 6'9" (2.26m x 2.06m) with double glazed window to the rear aspect, radiator.

