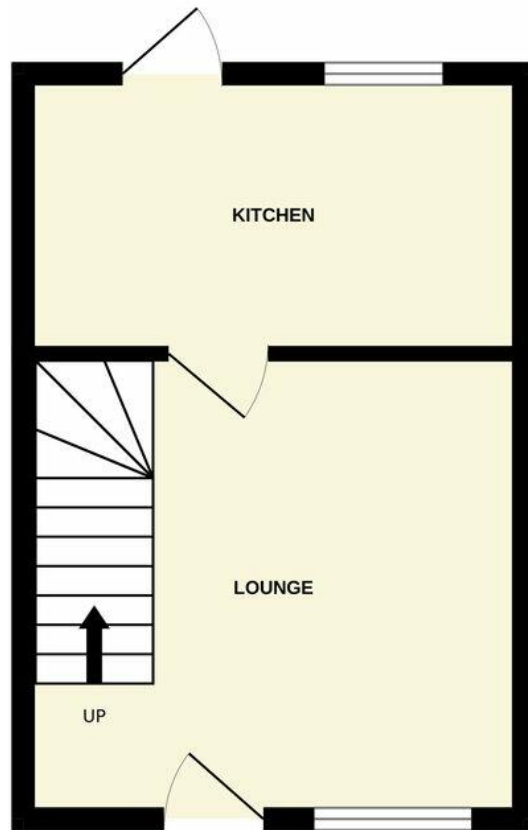
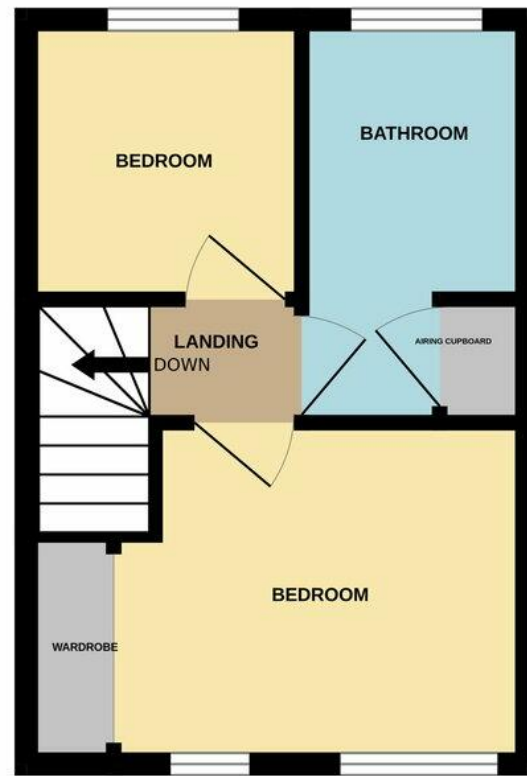


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

GROUND FLOOR  
236 sq.ft. (21.9 sq.m.) approx.



1ST FLOOR  
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA: 471 sq.ft. (43.8 sq.m.) approx.

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.  
Made with Metropix ©2023



## 20 Primrose Close, Morton, Bourne, Lincolnshire, PE10 0PG

£159,000 Freehold

A very well presented two bedroom semi-detached home located in the popular village of Morton with off road parking to the front. The property is offered for sale in excellent condition throughout and benefits from, lounge, modern fitted kitchen/dining room, two bedrooms and family bathroom. The property also benefits from gas central heating to radiators and upvc double glazed windows and doors. The property would make an excellent first-time purchase or buy to let investment with a tenant currently in situ £650 pcm. Please call 01778 392807 for more information.

2 Bedrooms | Lounge | Kitchen | Bathroom | Outside

Winkworth Bourne | 01778392807 |  
bourne@winkworth.co.uk  
winkworth.co.uk/bourne

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.

**Winkworth**

winkworth.co.uk/bourne

See things differently.



**Outside** - The front of this property is open plan and benefits from off road parking. The rear garden is fully enclosed and benefits from a paved patio seating area. The remainder of the garden is laid to lawn with shrub borders. Included in this sale is a timber garden shed.

**LOCAL AUTHORITY**

South Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

A



**ACCOMMODATION**

**Lounge** - 12'7" x 11'8" (3.84m x 3.56m) Gas fire, white surround, laminate flooring, stairs to first floor, wall mounted thermostatic heating controller and door to.

**Kitchen** - 12'6" x 11' (3.8m x 3.35m) Fitted wall mounted and floor standing cupboards, complimentary worktops and splash backs, inset stainless steel sink and drainer with mixer taps, four ring gas hob with extractor canopy over, electric oven, space and plumbing for automatic washing machine, fridge and freezer, ceramic floor tiles, radiator, part glazed door to outside.



**First Floor Landing** - With door to.

**Bedroom One** - 9'4" x 8'6" (2.84m x 2.6m) Over bed cupboards with bed space between, radiator, two windows to rear. Recessed storage cupboard.



**Bedroom Two** - 7'9" x 6'10" (2.36m x 2.08m) Radiator, window to rear.

**Bathroom** - Panelled bath, pedestal wash hand basin, low level WC with concealed flush, splash back tiling, vinyl flooring, wall mounted electric shower over bath, airing cupboard housing hot water tank.

