



## 5 High Street, Morton, PE10 0NR

OIEO £400,000 Freehold

An attractive five bedroom period home situated in the heart of this popular-after village, offering generous accommodation and huge potential for improvement. The property would now benefit from updating but boasts a wealth of character and space throughout. The ground floor includes a spacious lounge/dining room with woodburning stove, separate family room, kitchen with adjoining utility and shower room. Upstairs are five generous bedrooms and a family bathroom. Outside, the property enjoys a generous walled garden, while to the side a 23ft garage opens through to a further 16ft workshop, providing excellent scope for a variety of uses. A rare opportunity to acquire a substantial village home with great potential please call 01778 392807 for more information.

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### ACCOMMODATION

**Entrance Hall** - With flagstone flooring, radiator, door to the inner hall and door leading to:

**Family Room** - 14' x 11'9" (4.27m x 3.58m) With upvc double glazed window to the front, power points and door leading to:

**Lounge/Dining Room** - 27'9" x 13' (8.46m x 3.96m) With attractive brick fireplace with woodburning stove, flagstone flooring, upvc double glazed window to the front, steps leading down to a dining/family area with upvc double glazed bay window to the front, radiator and power points.

**Kitchen/Breakfast Room** - 15'1" x 12'4" (4.6m x 3.76m) With fitted units comprising, one and a half bowl sink with cupboard below, range of wall and base units, built in oven and gas hob, space for fridge, tiled flooring, part tiled walls, upvc double glazed window and door to the rear and door leading to:

**Utility/Shower Room** - 10'8" x 6'7" (3.25m x 2m) With Belfast sink, space and plumbing for washing machine and tumble dryer, walk in corner shower cubicle, frosted window, tiled flooring and door leading to:



**Downstairs Cloakroom** - With low level wc and wash hand basin.

**Inner Hall** - With stairs leading to the first floor, window to the rear and door giving access to the garage.

**First Floor Landing** - With upvc double glazed window to the rear, built in storage cupboard and door leading to:

**Bedroom One** - 15' x 12' (4.57m x 3.66m) With upvc double glazed window to the front, radiator and power points.

**Bedroom Two** - 14'6" x 13'7" (4.42m x 4.14m) With upvc double glazed window to the front, radiator and power points.

**Bedroom Three** - 12'9" x 11'6" (3.89m x 3.5m) With upvc double glazed window to the front, radiator and power points.

**Bedroom Four** - 12'4" x 10'5" (3.76m x 3.18m) With upvc double glazed window to the front, radiator and power points.

**Bedroom Five** - 14' (4.27) (narrowing to 11'1" (3.38)) x 7'5" (2.26) With upvc double glazed window to the rear radiator and power points.

**Bathroom** - With panelled bath, separate shower cubicle, wash hand basin, walk in airing cupboard, radiator and frosted window.

**Separate WC** - With low level wc and wash hand basin.

**Outside** - The property enjoys a generous part-walled garden, predominantly laid to lawn, providing a private and versatile outdoor space ideal for families, entertaining or simply relaxing. There is an brick built outside store plus a further store ideal for storing garden furniture. Side acces is through the workshop/garage.

**Garage** - 22'2" x 12'4" (6.76m x 3.76m) With up and over door, power and light.

**Workshop** - 16'5" x 11'4" (5m x 3.45m) up and over door into the garden, power and light.

### LOCAL AUTHORITY

South Kesteven

### TENURE

Freehold

### COUNCIL TAX BAND

