

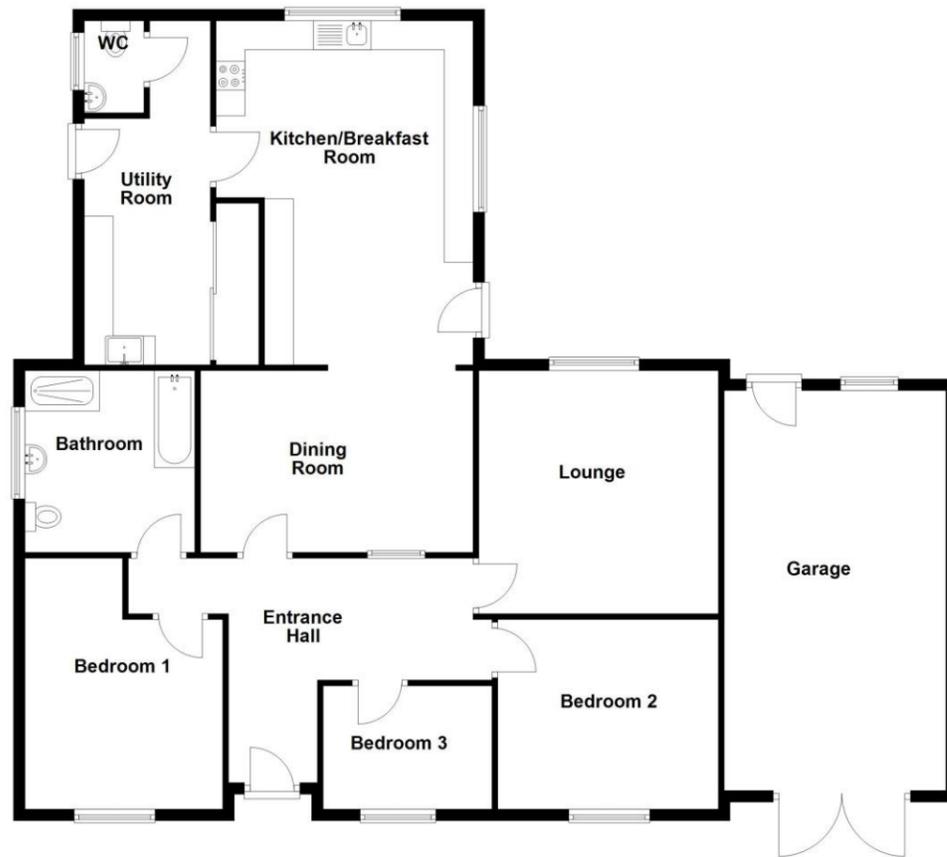
Ford Lane, Morton, Bourne

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 158.7 sq. metres (1708.7 sq. feet)



Total area: approx. 158.7 sq. metres (1708.7 sq. feet)



8 Ford Lane, Morton, Bourne, PE10 0RQ

£305,000 Freehold

Offered for sale with no ongoing chain this impressive three bedroom detached bungalow is a must view. The property offers deceptive accommodation benefiting from, lounge and separate dining room, fantastic kitchen/breakfast room off with utility room and cloakroom off, three well-proportioned bedrooms and a family bathroom. Outside there is block paved driveway providing ample off road parking which leads to an oversized garage. The rear garden is a generous size being mainly lawned with established shrubs and trees. The property is located in the popular village of Morton and we would strongly recommend an early internal viewing to avoid disappointment. EPC Band C

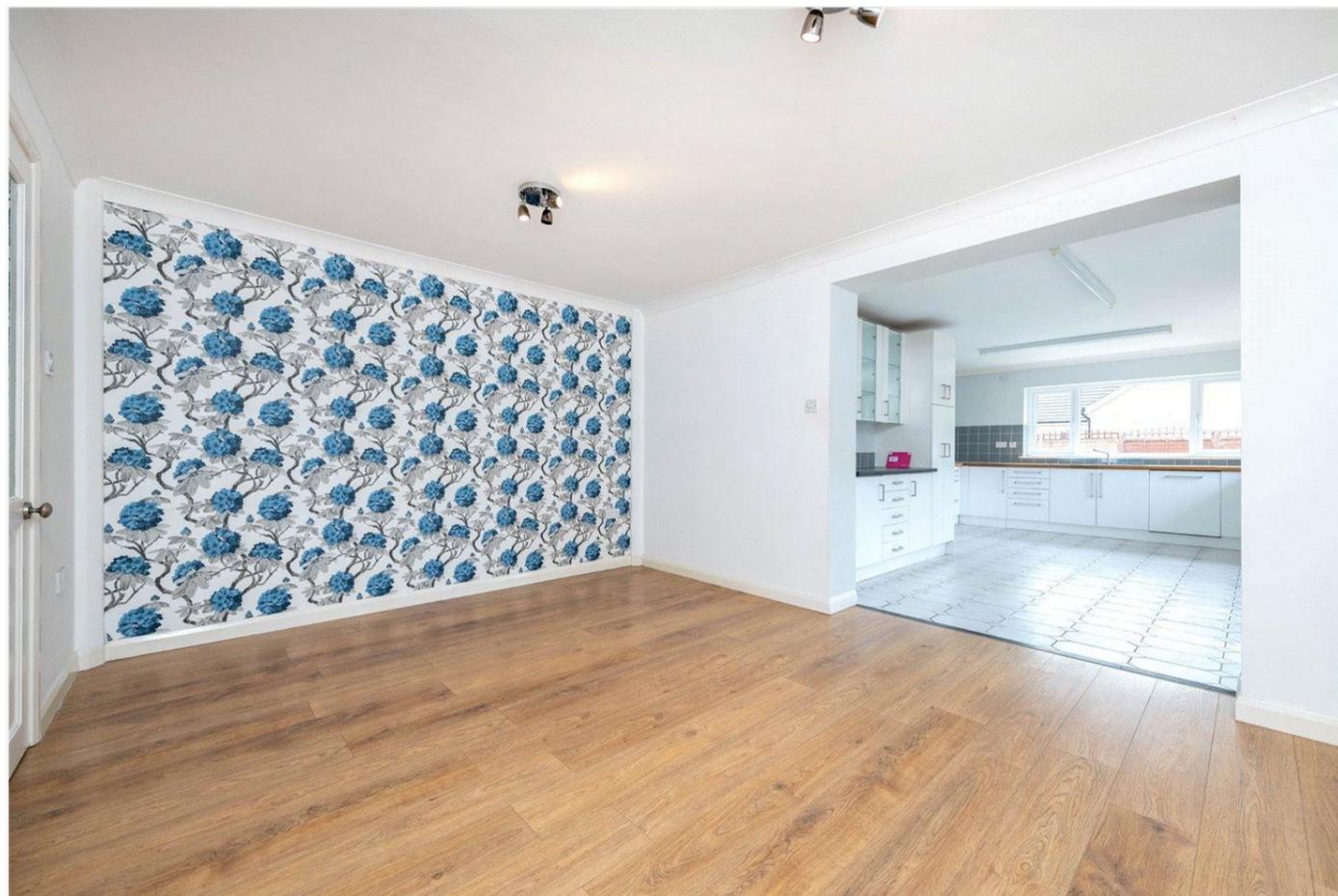
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ACCOMMODATION

Entrance Hall - With access to the loft, radiator, power points and door leading to:

Lounge - 14'3" x 13'9" (4.34m x 4.2m) With attractive feature fireplace with real flame effect fire, upvc double glazed window to the rear, radiator and power points.

Dining Room - 15'7" x 11'1" (4.75m x 3.38m) With laminate flooring, radiator, window into the hallway, power points and open to:

Kitchen/Breakfast Room - 19'8" x 14'1" (6m x 4.3m) With modern fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units complemented by oak worktops, built in oven and hob with extractor above, space for fridge freezer, integrated dishwasher, part tiled walls, tiled flooring, radiator, power points, upvc double glazed window to the rear and door to the rear garden.

Utility Room - 19'4" x 7' (5.9m x 2.13m) With single drainer sink, range of wall and base units with fitted worktop, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler, built in storage, tiled flooring, door to the side and door leading to:



Cloakroom - With low level wc and wash hand basin.

Bedroom One - 14'3" (4.34) (narrowing to 10'9" (3.28)) x 11'3" (3.43) With upvc double glazed window to the front, radiator and power points.

Bedroom Two - 13'11" x 10'9" (4.24m x 3.28m) With upvc double glazed window to the front, radiator and power points.

Bedroom Three - 9'4" x 7'6" (2.84m x 2.29m) With upvc double glazed window to the front, radiator and power points.

Bathroom - 10'4" x 9'8" (3.15m x 2.95m) Fitted suite comprising, panelled bath, with shower attachment, separate shower cubicle, low level wc, wash hand basin, tiled flooring, tiled walls, radiator and frosted window.



Outside - To the front there is a generous block paved driveway providing ample off road parking with further gravelled garden which could be used for further parking if required. The rear garden is an established mainly lawned garden with mature shrubs and trees providing a good degree of privacy.

Garage - 23'1" x 12'6" (7.04m x 3.8m) With up and over door, power and light plus personal door to the rear garden.

Agents note - BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Waldeck Snarey & Brown (Bourne) LLP t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money

Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

D

