



## 28 The Crescent, Morton, Bourne, Lincolnshire, PE10 0NX

£230,000 Freehold

We are delighted to offer for sale this extended three bedroom semi detached home that offers fantastic family accommodation that really must be viewed. The property is offered for sale in excellent condition throughout benefiting from, lounge, modern fitted kitchen/dining room, separate family room and downstairs cloakroom. On the first floor there are three bedrooms and a family bathroom. Outside there is a generous driveway providing ample off road parking and to the rear a good size fully enclosed lawned garden.

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### ACCOMMODATION

**Entrance Hall** - With upvc front door, radiator, large walk in cupboard, stairs to first floor and door leading to:

**Lounge** - 14'10" x 11' (4.52m x 3.35m) With upvc double glazed window to front and rear aspects, radiator, electric fire with feature surround.

**Kitchen/Dining Room** - 18' x 10' (5.49m x 3.05m) With modern fitted units with a range of matching base and wall mounted units with work surfaces over, sink with mixer tap over, integrated cooker with extractor hood over, space and plumbing for a washing machine, fitted breakfast bar, radiator. UPVC double glazed window to front, side and rear aspects and door to:

**Family Room** - 12' x 9' (3.66m x 2.74m) With upvc double glazed French doors to garden, UPVC double glazed window, radiator and door leading to:

**Downstairs Cloakroom** - Fitted with a two piece suite comprising wash hand basin and low level WC. Radiator and UPVC double glazed window to side aspect.



**First Floor Landing** - Stairs from ground floor and loft access.

**Bedroom One** - 14'10" x 10'10" (4.52m x 3.3m) With upvc double glazed window to front and rear aspect, radiator and built in wardrobes.

**Bedroom Two** - 10' x 10' (3.05m x 3.05m) With upvc double glazed window to rear and side aspects and radiator.

**Bedroom Three** - 9' x 6'10" (2.74m x 2.08m) With upvc double glazed window to front aspect and radiator.

**Bathroom** - Fitted with a three piece suite comprising bath with shower over and glazed screen, wash hand basin and low level WC. Half tiled walls, UPVC double glazed window to rear aspect and heated towel rail.

**Outside** - To the front there is a gravel driveway providing ample off road parking for several vehicles. The rear garden is mainly lawned and southerly facing with wood decked patio and fully enclosed.

### LOCAL AUTHORITY

South Kesteven

### TENURE

Freehold