
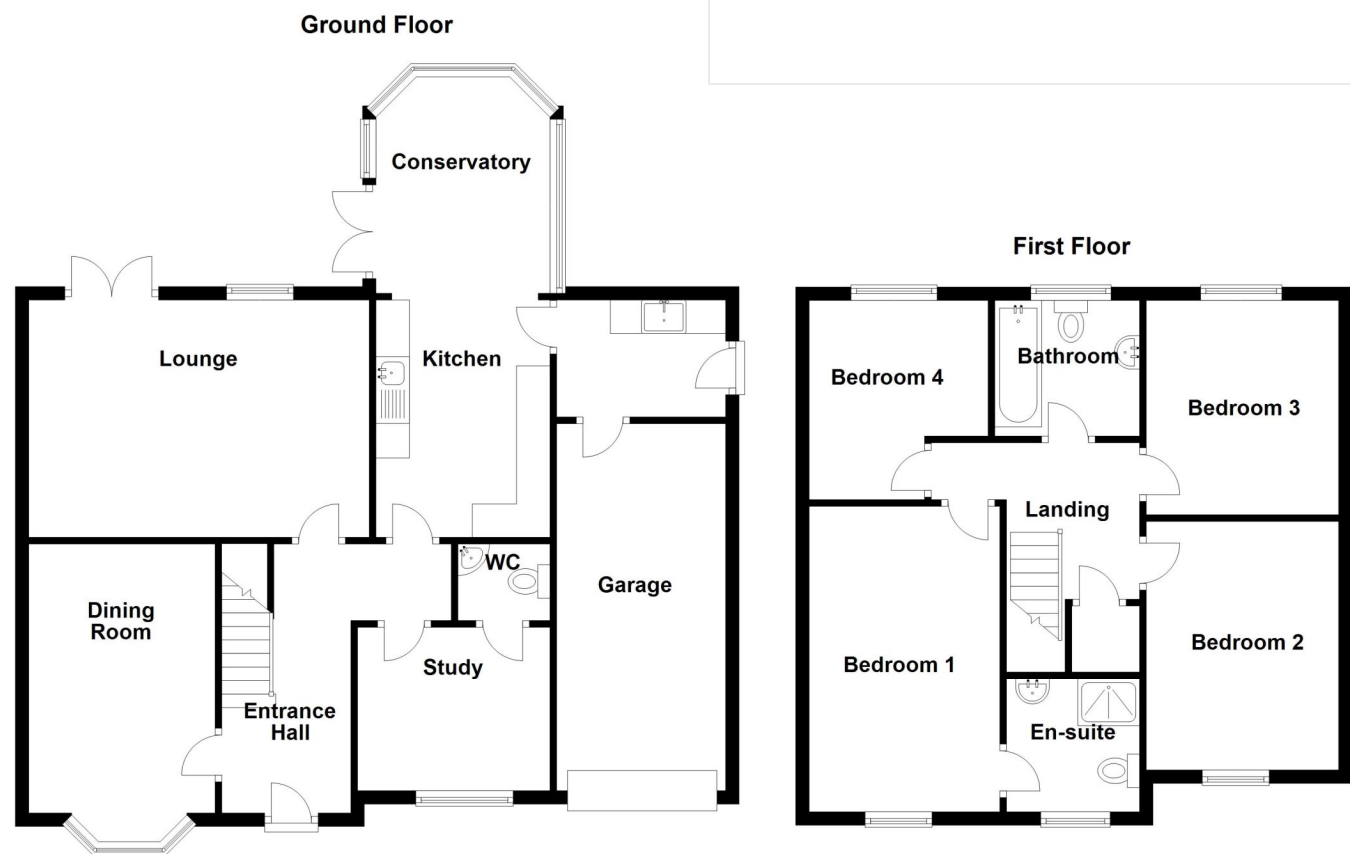


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	80
(81-91)	B	
(69-80)	C	64
(55-68)	D	
(39-54)	E	40
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



10 Old Station Yard, Morton, Bourne, Lincolnshire, PE10 0NL

£425,000 Freehold

A superbly presented four bedroom detached family home located in this small development with fantastic views across open fields. The property offers excellent family accommodation benefiting from, lounge, dining room and study, modern fitted kitchen with conservatory off, utility room and downstairs cloakroom. On the first floor the master bedroom benefits from an en-suite shower room, three further bedrooms and a family bathroom. The property also benefits from gas central heating to radiators, upvc double glazed windows and air conditioning in the lounge and master bedroom. Outside to the front there is a generous gravelled driveway providing ample off road parking leading to a single garage and to the rear a good sized lawned garden enjoying fantastic views across open fields. Please call 01778 392807 for more information.

4 Bedrooms | Entrance Hall | Lounge | Dining Room | Study | Kitchen | Conservatory | Utility Room | En-Suite Shower Room | Bathroom | Outside

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ACCOMMODATION

Entrance Hall - With laminate flooring, stairs leading to the first floor, under stairs storage cupboard and door to.

Lounge - 16'8" x 11'6" (5.08m x 3.5m) With french doors and upvc double glazed window to the rear, radiator, power points and tv point.

Dining Room - 12'4" x 9'2" (3.76m x 2.8m) With upvc double glazed window to the front, radiator, laminate flooring and power points.

Study - 10'4" x 8'8" (3.15m x 2.64m) With upvc double glazed frosted window to the front, radiator, power points, tiled flooring and door leading to.

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

Kitchen - 11'5" x 8'6" (3.48m x 2.6m) With modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in double oven and hob with extractor above, integrated fridge, laminate flooring and open to.

Conservatory - 11'3" x 9'3" (3.43m x 2.82m) Being half brick with



upvc double glazed windows and doors onto the rear garden.

Utility Room - 8'2" x 6'11" (2.5m x 2.1m) With single drainer sink with fitted worktop, space and plumbing for washing machine, door to the garage and door to the side.

Firs Floor Landing - With door leading to.

Bedroom One - 14'4" x 9'4" (4.37m x 2.84m) With upvc double glazed window to the front, radiator, power points, wall mounted air con unit and door leading to.

En-Suite Shower Room - With shower cubicle, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Bedroom Two - 11'8" x 9'6" (3.56m x 2.9m) With upvc double glazed window to the front, radiator and power points.

Bedroom Three - 9'9" x 9'3" (2.97m x 2.82m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Four - 10'3" (3.12) x 8'2" (2.5) (narrowing to 5'7" (1.7)) With upvc double glazed window to the rear, radiator and power points.

Bathroom - With fitted suite comprising, panelled bath, low level wc, wash hand basin, tiled walls, radiator and frosted window.

Outside - To the front there is a gravelled driveway providing ample off road parking leading to a SINGLE GARAGE (18'4" x 8'4") with power and light. The rear garden has a paved patio leading to a well maintained lawned garden with views across open fields. To the side there is a useful bin storage area and side access.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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