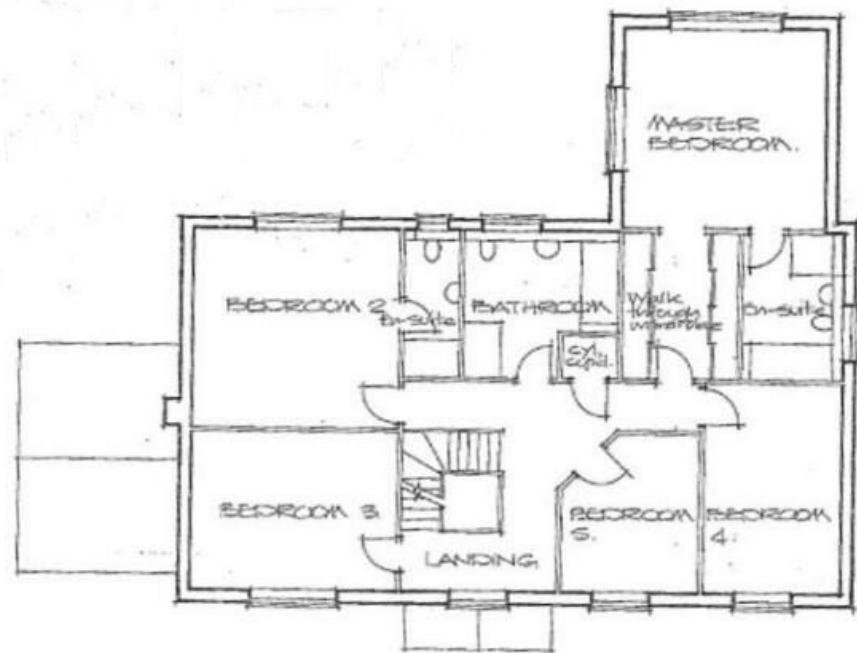
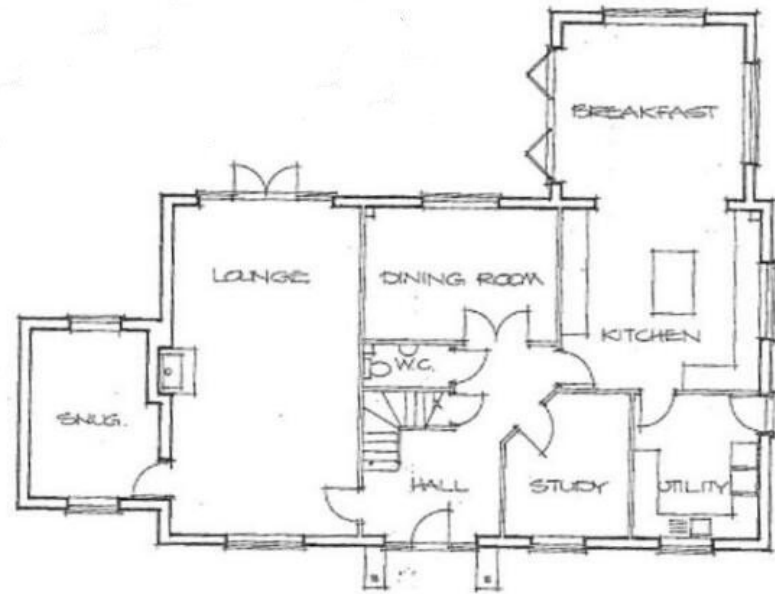


EPC TO FOLLOW



## 1 Clarks Close, Morton, Bourne, Lincolnshire, PE10 0XF

£650,000 Freehold

Set within a small, exclusive development, this impressive stone-built five-bedroom detached residence offers spacious and versatile family accommodation, finished to a high standard throughout. Internally, the property features four generous reception rooms providing flexible living and entertaining space, including a formal lounge, dining room, study, and a family room. At the heart of the home is an impressive kitchen/breakfast room, complete with quality fittings and integrated appliances, with a separate utility room providing practical space for everyday needs. Upstairs, the principal bedroom benefits from a dressing room and a spacious en suite shower room. A second en suite serves the well-appointed guest bedroom, while three further good-sized bedrooms are complemented by a stylish family bathroom. Outside, the property enjoys well-maintained and established gardens designed for ease of upkeep. A detached double garage and private driveway provide ample off-street parking. This superb executive home combines style, space and comfort in a desirable and peaceful setting, making it the ideal choice for modern family living. Please call us for more information.

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See things differently.



**Kitchen** - 15'1" x 14' (4.6m x 4.27m) With superb modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units incorporating centre island with cupboards below, Everhot range cooker with extractor above, integrated dishwasher, integrated fridge freezer, part tiled walls, wooden flooring, upvc double glazed window to the side and open to:

**Breakfast/Family Area** - 15'1" x 14'5" (4.6m x 4.4m) With bi folding doors onto the rear garden, further windows to the side, wooden flooring and radiator.

**Utility Room** - 11'5" x 9' (3.48m x 2.74m) With range of wall and base units, single drainer sink with cupboard below, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler supplying hot water and central heating and upvc double glazed window.



**Master Bedroom** - 14'8" x 14'1" (4.47m x 4.3m) With upvc double glazed windows, radiator, power points door leading to the en-suite and open to:

**First Floor Galleried Landing** - With built in airing cupboard, upvc double glazed window to the front, access to the loft and door leading to:

**Dressing Area** - With extensive fitted wardrobes.

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

**Guest Bedroom** - 14'6" x 14'2" (4.42m x 4.32m) With upvc double glazed window to the rear, radiator and power points.

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

**Bedroom Three** - 14'8" x 11'3" (4.47m x 3.43m) With upvc double glazed window to the front, radiator and power points.

**Bedroom Four** - 15'4" x 9'3" (4.67m x 2.82m) With upvc double glazed window to the rear, radiator and power points.

**Bedroom Five** - 11'7" x 9'1" (3.53m x 2.77m) With upvc double glazed window to the rear, radiator and power points.

**Family Bathroom** - Fitted suite comprising, panelled bath, separate shower cubicle, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

**Outside** - To the front there is an established front lawn with pathwat leading to the front door. To the side there is a block paved driveway providing ample off road parking with leads to the DETACHED DOUBLE GARAGE. The rear garden is beautifully maintained and well-stocked garden featuring a spacious patio area—perfect for outdoor dining and entertaining. The garden boasts a wide selection of mature shrubs, ornamental trees, and seasonal planting, offering year-round interest and vibrant colour. Fully enclosed for privacy and security, this tranquil outdoor space provides a secluded retreat with a lush green backdrop.

## ACCOMMODATION

**Entrance Hall** - With stairs leading to the first floor, radiator, power points and door leading to:

**Downstairs Cloakroom** - With low level WC, wash hand basin and radiator.

**Lounge** - 26'10" x 14'8" (8.18m x 4.47m) With attractive feature fireplace with woodburning stove, upvc double glazed french doors onto the rear garden, upvc double glazed window to the front, radiator, power points and door leading to:

**Snug** - 13'1" x 10'2" (4m x 3.1m) With upvc double glazed windows to the front and rear, radiator and power points.

**Dining Room** - 15'3" x 10'4" (4.65m x 3.15m) With double opening doors, upvc double glazed window to the rear, radiator and power points.

**Study** - 11'7" x 9'9" (3.53m x 2.97m) With upvc double glazed window to the front, wooden flooring, radiator and power points.

