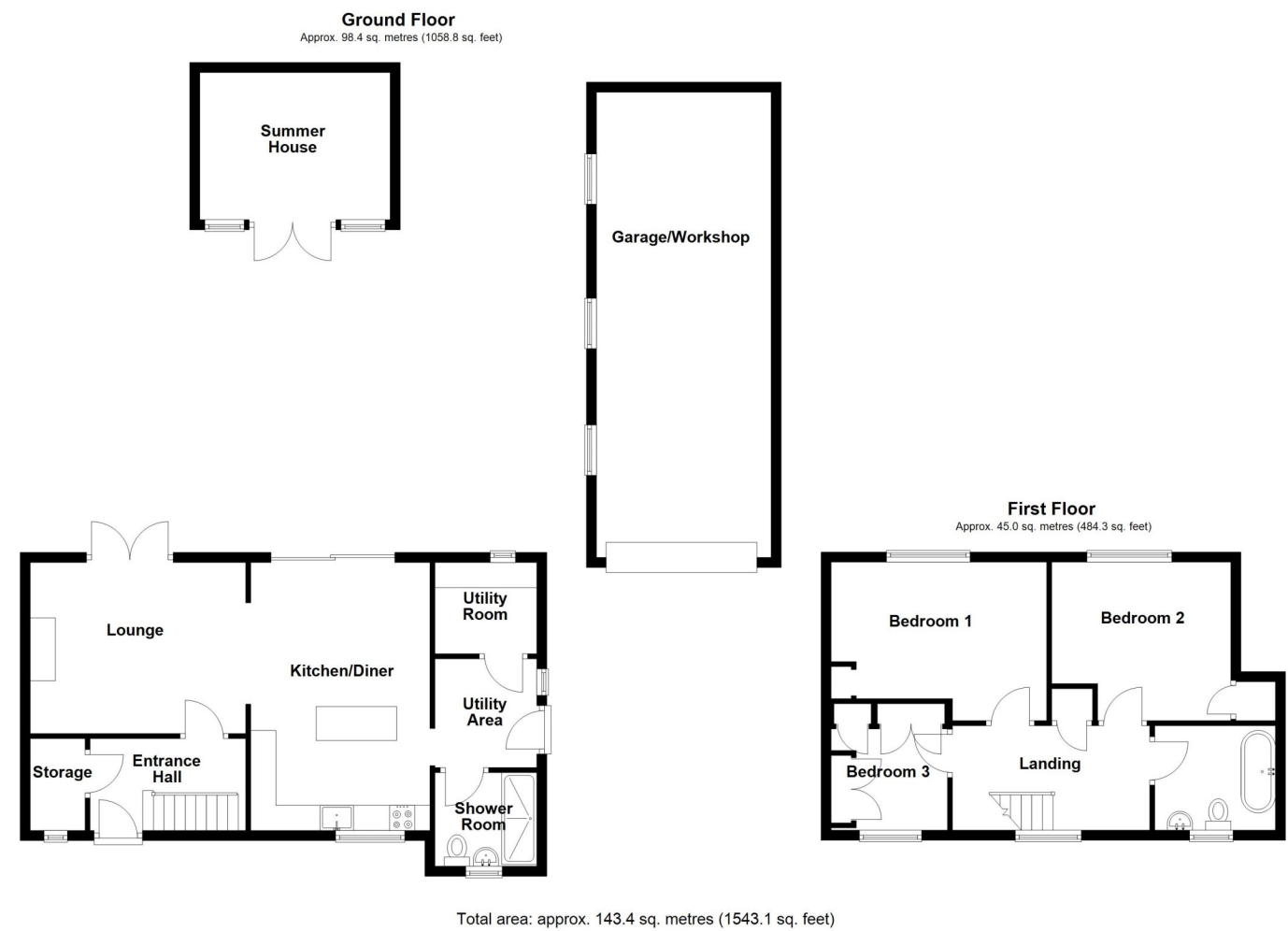


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



30 The Crescent, Morton, Bourne, Lincolnshire, PE10 ONX

OIEO £240,000 Freehold

We are delighted to offer for sale this much improved established three bedroom semi detached home with generous gardens and large garage/workshop. The property offers excellent accommodation benefiting from entrance hall with stairs leading to the first floor, lounge, modern fitted kitchen/dining room, utility room and shower room. On the first floor there are three bedrooms and a modern fitted bathroom. Outside there is a gravelled and block paved driveway providing off road parking for six cars plus a 35ft garage/workshop and to the rear a generous lawned garden with summer house. Please call 01778 392807 for more information.

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See things differently.



Shower Room - With walk in shower cubicle, low level wc, wash hand basin, upvc and frosted window.

First Floor Landing - With window to the front, built in airing cupboard and door leading to:

Bedroom One - 15'8" x 11'6" (4.78m x 3.5m) With upvc double glazed window to the rear, built in storage cupboard, radiator and power points.

Bedroom Two - 11'6" x 10'4" (3.5m x 3.15m) With upvc double glazed window to the rear, built in storage cupboard, radiator and power points.

Bedroom Three - 9'8" x 7'2" (2.95m x 2.18m) With upvc double glazed window to the front, extensive fitted wardrobes, radiator and power points.

Family Bathroom - Modern fitted suite comprising, freestanding bath, low level wc, wash hand basin, part tiled walls, feature radiator and frosted window.

Outside - To the front there is a gravelled and block paved driveway providing off road parking for six cars which leads to.

Garage - 35'1" x 11'9" (10.7m x 3.58m) With up and over door, power and light and three windows to the side.

Summer House - 12'6" x 9'5" (3.8m x 2.87m) With power and light plus french doors and windows.

Rear Garden - With generous paved patio which leads to a good size lawned garden with pergola with lights. The garden is fully enclosed by fencing and has side access.

ACCOMMODATION

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

Lounge - 14'3" x 11'1" (4.34m x 3.38m) With upvc double glazed french doors onto the rear garden, feature radiator, power points and archway leading to:

Kitchen/Dining Room - 17'2" x 11'8" (5.23m x 3.56m) With modern fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units incorporating centre island with electric hob, built in double oven, space and plumbing for dishwasher, space for fridge, upvc double glazed window to the front, radiator, bi-folding doors to the rear garden and archway to:

Rear Lobby - 6'1" x 6'3" (1.85m x 1.9m) With door and window to the side, space for fridge freezer, door to the shower room and door leading to:

Utility Room - 6'5" x 6'3" (1.96m x 1.9m) With range of fitted units and worktop, space and plumbing for washing machine and tumble dryer, upvc double glazed window and wall mounted gas boiler.

