

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



8A Ford Lane, Morton, Bourne, PE10 0RQ

£475,000 Freehold

An individual three bedroom detached stone built bungalow located in the popular village of Morton. The property offers excellent accommodation and finished to a high standard benefiting from, fantastic open plan lounge/kitchen diner with bespoke kitchen, separate large living room, master bedroom with en-suite, two further double bedrooms and family bathroom. The property is approached via a large gravelled driveway providing ample parking to the front. To the rear there is a landscaped garden with detached stone built summerhouse/home office with its own WC. We would strongly recommend an internal viewing to fully appreciate what on offer.

Individual Stone Built Detached Bungalow | Three Double Bedrooms | Finished To High Standard Throughout | Located In Popular Village Of Morton | Large Driveway With Ample Of Parking | Private Rear Landscaped Garden | Viewing Is Strongly Recommended | EPC Rating B

Winkworth Bourne | 01778392807 |  
bourne@winkworth.co.uk

winkworth.co.uk/bourne

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.



winkworth.co.uk/bourne

See things differently.





## ACCOMMODATION

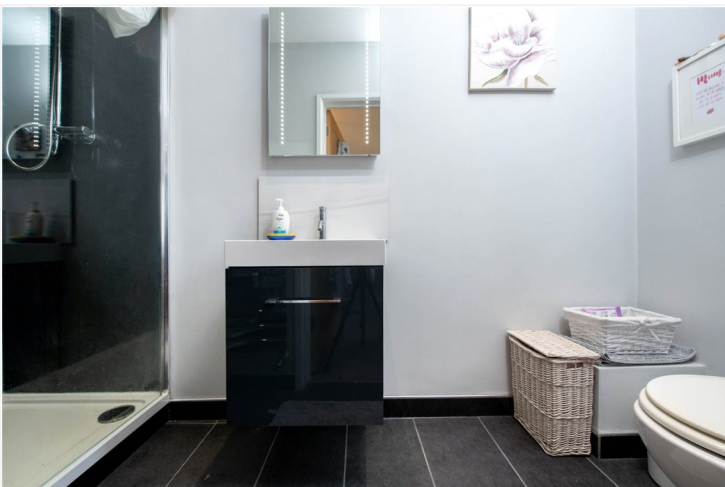
**Entrance Hall** - Being L shaped with wood effect flooring, access to the loft, radiator, power points and built in airing cupboard.

**Cloakroom** - With low level WC, wash hand basin with tiled splashback, radiator and frosted window.

**Open Plan Lounge/Kitchen Diner** - 40' x 12'2" (12.2m x 3.7m) A stunning bright and spacious room with wood effect flooring, French doors and windows to the rear and then open to a stunning bespoke kitchen with range of fitted units comprising, Corian worktops with inset sink, centre island with drawers and cupboards under, integrated fringe freezer, built in oven and hob with extractor above, built in coffee maker, pull out warming plate, integrated dishwasher, downlights, upvc double glazed window to the rear and door to

**Utility Room** - 12'9" x 5'11" (3.89m x 1.8m) Fitted work surface with sink, space and plumbing for washing machine, wall mounted gas boiler supplying hot water and central heating and door to the side.

**Living Room** - 18'8" x 17'9" (5.7m x 5.4m) With attractive feature fireplace, three upvc double glazed windows, wood effect flooring and French doors overlooking the front.



**Master Bedroom** - 15'3" x 12'3" (4.65m x 3.73m) With two upvc double glazed windows to the front, radiator, power points and door to

**En-Suite** - With shower cubical, low level wc, wash hand basin, tiled flooring, heated towel rail, down lighters and upvc double glazed frosted window.

**Bedroom Two** - 11'9" x 11'9" (3.58m x 3.58m) With two upvc double glazed windows, radiator, power points and fitted wardrobes and drawers.

**Bedroom Three** - 11'9" x 10' (3.58m x 3.05m) With two upvc double glazed windows, wood effect flooring, radiator and power points.

**Family Bathroom** - Modern fitted suite comprising, corner bath with wall mounted shower and glass screen, low level wc, wash hand basin, fitted cupboards, heated towel rail, tiled flooring and upvc double glazed window.

**Outside** - There is a large gravelled driveway providing ample off road parking to the front. The rear has a paved patio with stone built patio wall leading onto lawned garden with side access. There is a detached stone built Summer House/Office measuring 11'10" x 9'11" with French doors to the front, upvc double glazed window, tiled flooring and door to a cloakroom with low level WC and wash hand basin.

## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold