

Folkingham Road, Morton, Bourne

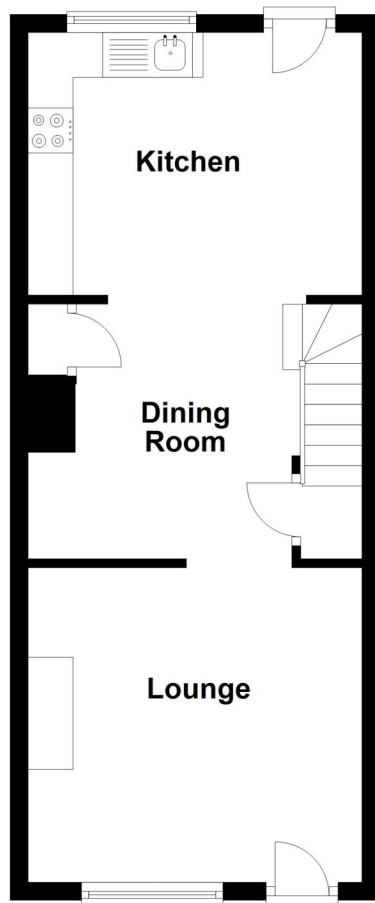
Approximate gross internal area:

Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
Total	Insert total

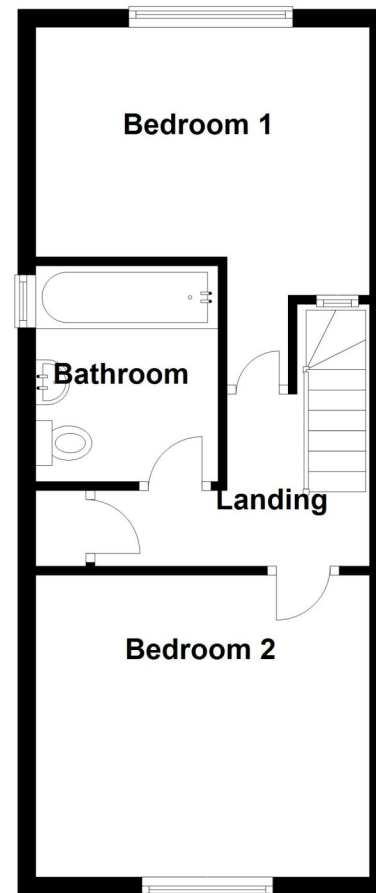
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



8 Folkingham Road, Morton, Bourne, Lincolnshire, PE10 0NS

£150,000 Freehold

A superbly presented two bedroom cottage located in the popular village of Morton with large rear garden. The property offers deceptively spacious accommodation benefiting from, lounge and separate dining room, fitted kitchen, two double bedrooms and family bathroom. The property also benefits from upvc triple and double glazed windows and oil fired central heating (new outside combi boiler fitted) Outside the rear garden has a patio area leading onto a lawned garden which is fully enclosed. Please call 01778 392807 for more information.

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See things differently.



Bedroom Two - 12'0" x 11'7" (3.66m x 3.53m) With upvc triple glazed window to the front, radiator and power points.

Bathroom - Fitted suite comprising, panelled bath with wall mounted shower and glass screen, wet boards, low level wc, wash hand basin, radiator and frosted window.

Outside - To the front there is off road parking and to the rear a generous garden with patio area and step leading to a lawned garden being part walled and fenced. There is also a timber shed and further store housing oil tank.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A

ACCOMMODATION

Lounge - 12'2" x 11'6" (3.7m x 3.5m) With upvc triple glazed window to the front, laminate flooring, attractive real open fireplace, radiator, power points and archway to.

Dining Room - 9'5" x 9'3" (2.87m x 2.82m) With stairs leading to the first floor, under stairs storage cupboard and further built in cupboard, radiator, power points and open to.

Kitchen - 12'2" x 9'8" (3.7m x 2.95m) With fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units, space for cooker, space and plumbing for washing machine, space for fridge freezer, upvc double glazed window and door to the rear garden.

First Floor Landing - With access to the loft, built in storage cupboard and door to.

Bedroom One - 12'2" x 10'10" (3.7m x 3.3m) With upvc double glazed window to the rear, radiator, power points.

