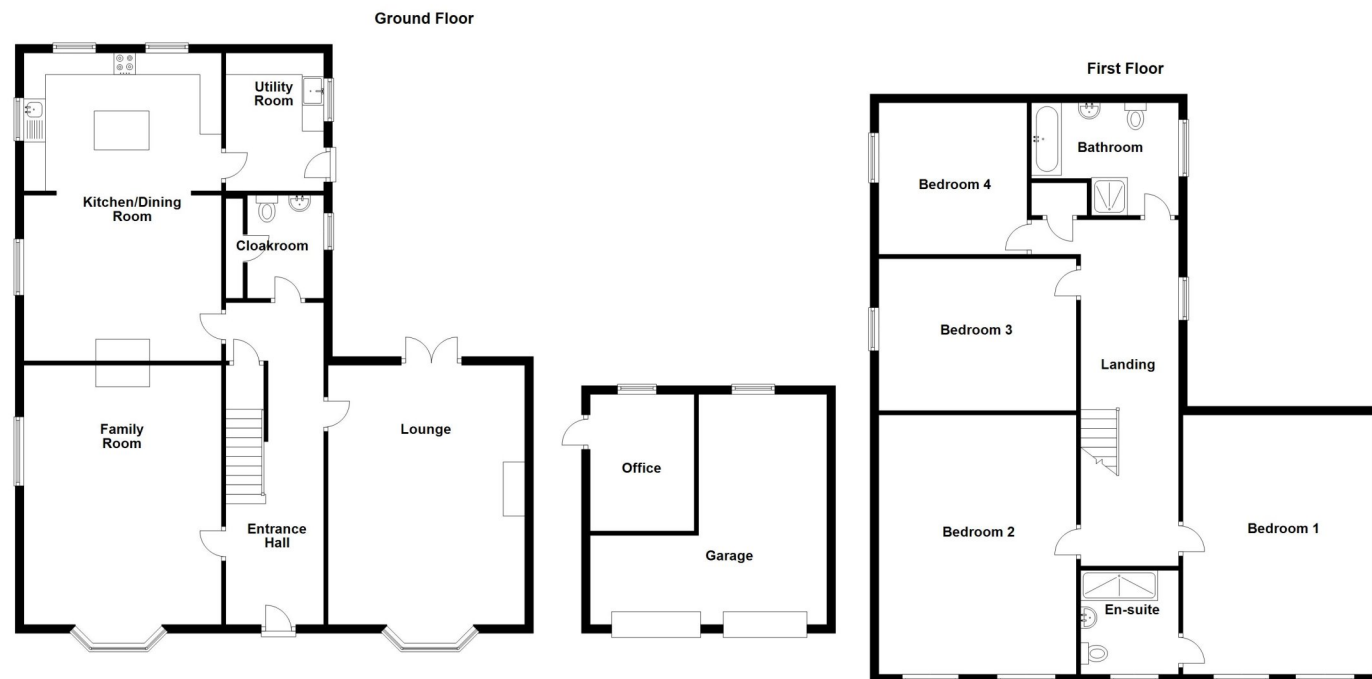


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Hazeland House, 1 Hazeland Close, Morton, Lincolnshire, PE10 0PR

O.I.E.O £650,000 Freehold

Winkworth Estate Agents are delighted to offer for sale this stunning 1850's four bedroom former farmhouse with a wealth of character and charm including, high ceilings throughout, wooden flooring, open fireplaces and spacious galleried landing. The property offers bright and spacious accommodation throughout boasting two fabulous reception rooms with newly replaced double glazed sash bay windows overlooking the front and a bespoke fitted 21ft kitchen/dining room with granite worktops and utility room off. There are four double bedrooms upstairs with en-suite to the master and further modern fitted family bathroom and outside a generous laid to lawn front garden with private walled courtyard garden to the rear. The double garage has been divided to create a study/studio making an ideal home office. EPC Rating E

| 4 Bedroom Detached House | Character Property | Prime Location | Double Garage

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See things differently.



Kitchen Dining Room - 21ft 1ins x 15ft 2ins With modern bespoke fitted units comprising inset sink with cupboard below, excellent range of wall and base units with centre island, granite worktops with upstands, built in double oven, induction hob with extractor above, integrated dishwasher, integrated fridge, double glazed windows to the rear and side, oak flooring, radiator, attractive feature fireplace and door leading to.

Utility Room - 10ft x 7ft 6ins Fitted granite work surface with sink, range of wall and base units, space and space and plumbing for washing machine, space for tumble dryer, space for American style fridge freezer, oak flooring, radiator, gas boiler supplying hot water and central heating, door to the rear garden.

First Floor Landing - Spacious galleried landing with double glazed sash window to the side, radiator, access to the part boarded loft, built-in airing cupboard, built in bookcase and door leading through to:



Bedroom One - 16ft 3ins x 15ft With double glazed Sash windows with shutters overlooking the front, free standing full height wardrobes, radiator, power points and door leading through to:

En Suite Shower Room - Modern fitted suite comprising double walk-in shower cubicle with wall mounted shower, low level WC, wash hand basin, part tiled walls, tiled flooring, heated towel rail and double glazed frosted sash window with shutters.

Bedroom Two - 15ft 11ins x 15ft Double glazed Sash window with shutters overlooking the front, radiator, power points.

Bedroom Three - 12ft 4ins x 11ft 3ins Double glazed Sash window with shutter to the side, radiator and power points.

Bedroom Four - 10ft 8ins x 15ft Double glazed Sash window with shutter to the side, power points and radiator.

Family Bathroom - modern fitted suite comprising freestanding bath, separate walk in shower cubicle, low level WC, wash hand basin set in unit with cupboards below, part tiled walls and wet boards, tiled flooring and frosted window to the side.

Outside - To the front of the property there is automatic gates leading to a drive way providing ample off road parking leading to the double garage which measures 17ft 6ins x 18ft 11ins with two up and over doors, power and light. One section of the garage has been converted into a home office/studio which measures 10ft 6ins x 8ft 9ins with oak flooring, telephone point, down lighters and door to the side. (This office conversion could easily be turned back into the garage). The front garden is a generous walled landscaped garden with wide selection of flower and shrub borders with pergola and pathway leading to the front door. The rear garden is a secluded walled courtyard garden with paved patio providing a pleasant sitting area and gate leading through to further vegetable garden with gate providing rear access.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

ACCOMMODATION

Door Leading To:

Entrance Hall - With stairs leading to the first floor, radiator, coved ceiling, dado rail, stripped wooden flooring, under stairs storage cupboard, double glazed window to the side and door leading through to.

Cloakroom - Low level WC, wash hand basin, tiled flooring, radiator, double glazed window with shutter to side and built-in storage cupboard.

Lounge - 19ft 9ins going into bay. x 15ft Bright and spacious room with attractive feature fire place with woodburning stove, stripped wooden floor boards, double glazed bay sash window and window seat to the front, coved ceiling and French doors leading to the rear garden.

Family Room - 19ft 9ins into bay. x 15ft Being double aspect with double glazed bay window to the front and sash window to the side, attractive open fire place, radiator, coved ceiling and power points.

