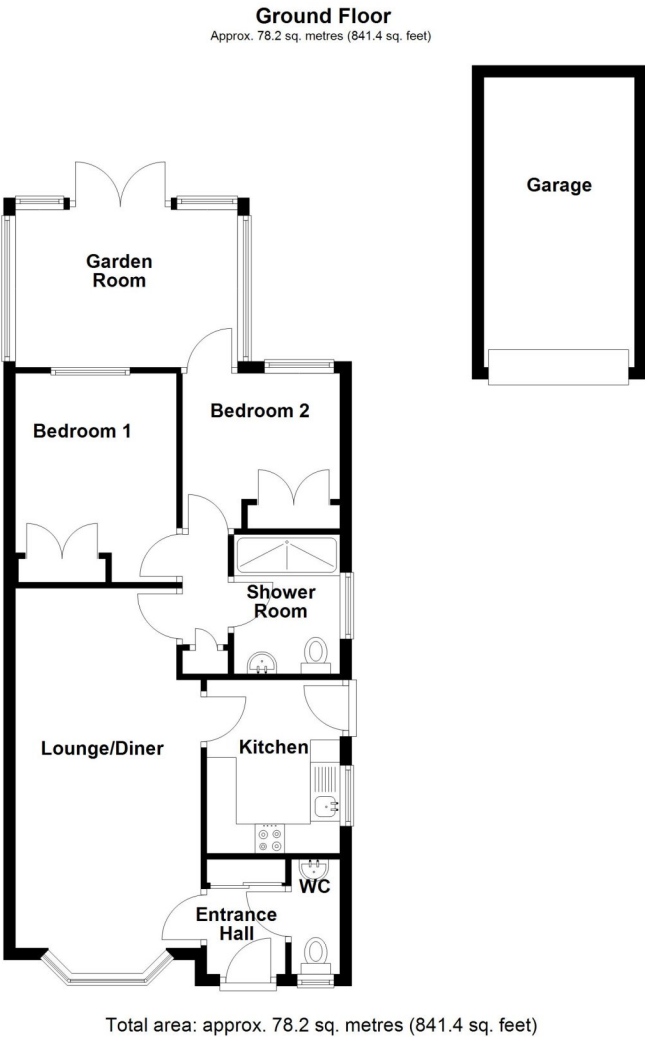


Piccadilly Way, Morton, Bourne

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



15 Piccadilly Way, Morton, Bourne, Lincolnshire, PE10

£175,000 Freehold

Offered for sale with no ongoing chain this very well presented and much improved two bedroom detached bungalow is located in the popular village of Morton with garage and driveway. The property offers deceptive accommodation benefiting from, entrance hall with cloakroom off, spacious living room with bay window, modern fitted kitchen, modern fitted shower room with walk in shower, two bedrooms and garden room with french doors onto the rear garden. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside there is a lawned front garden with driveway to the side giving access to a single garage and to the rear a fully enclosed easy to maintain garden with side access. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |
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See things differently.



Bedroom One - 11'7" x 9'2" (3.53m x 2.8m) With upvc double glazed window to the rear, radiator, power points and fitted wardrobes.

Bedroom Two - 9'4" x 8'6" (2.84m x 2.6m) With upvc double glazed window to the rear, radiator, power points, fitted wardrobes and door to:

Garden Room - 12'8" x 8'7" (3.86m x 2.62m) With fully insulated roof, half brick with upvc double glazed windows and french doors to the rear garden.



Outside - To the front there is a lawned garden with driveway to the side providing ample off road parking with gate leading to further parking and access to the garage.

The rear garden is mainly paved and gravelled being fully enclosed with side access.

Single Garage - With up and over door.

Agents note - BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Waldeck Snarey & Brown (Bourne) LLP t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money

Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B

ACCOMMODATION

Entrance Hall - With laminate flooring, fitted storage cupboards and door leading to:

Downstairs Cloakroom - With low level wc, wash hand basin and frosted window.

Lounge - 20'1" x 10'4" (6.12m x 3.15m) With upvc double glazed bay window to the front, laminate flooring, radiator, power points and door leading to:

Kitchen - 9'9" x 8'4" (2.97m x 2.54m) With modern fitted units comprising, sink with cupboard below, excellent range of wall and base units, built in double oven, gas hob with extractor above, space for further appliances, wall mounted gas boiler supplying hot water and central heating, part tiled walls, upvc double glazed window and door to the side.

Inner Hall - With door leading to:

Shower Room - With modern fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, heated towel rail, well panels and frosted window.

