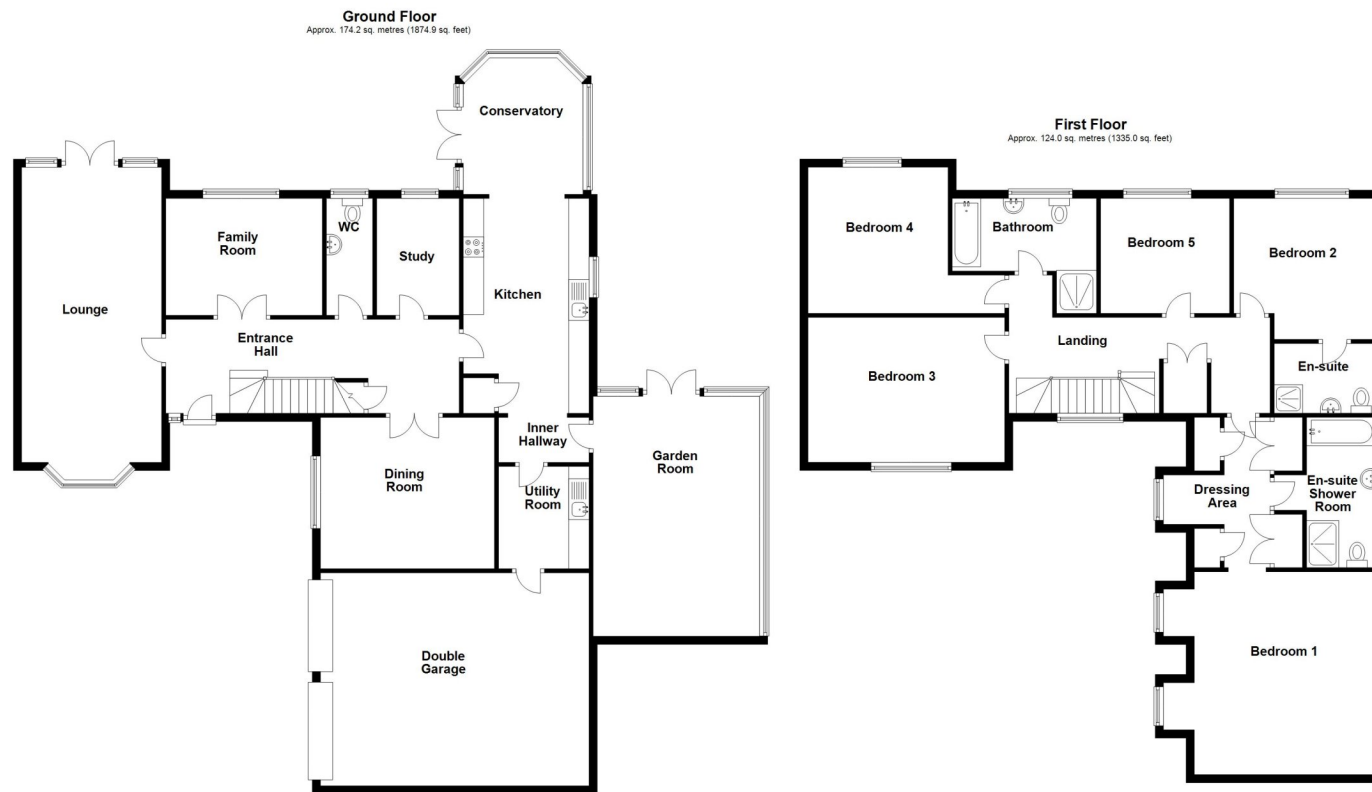


Old Station Yard, Morton, Bourne

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		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 298.2 sq. metres (3209.9 sq. feet)



14 Old Station Yard, Morton, Bourne, Lincolnshire, PE10

£599,950 Freehold

Winkworth are delighted to offer for sale this impressive stone built five bedroom detached home with over 3000 square feet of accommodation with views to the side across open fields. The property is located in a select development in the popular village of Morton with fantastic accommodation including, lounge, dining room, family room and study, modern fitted kitchen with utility room and conservatory off and further garden room with glass roof and views over fields. On the first floor the master bedroom boasts a dressing room and en-suite, the guest bedroom also benefits from an en-suite, there are three further double bedrooms and a family bathroom. Outside there is a gravelled driveway leading to a double garage and there is also a further driveway providing parking to the rear of the property. The rear garden is fully enclosed and mainly lawned and enjoys field views making this

Five Bedroom Detached House | Double Garage | Views Over Open Fields | Over 3000 sq. ft of Accommodation | EPC Rating TBC | Council Tax Band F

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ACCOMMODATION

Entrance Hall - With laminate flooring, dado rail, radiator, under stairs storage cupboard, stairs leading to the first floor and door to.

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

Lounge - 23'9" x 11'3" (7.24m x 3.43m) With attractive feature fireplace, upvc double glazed french doors to the rear and further upvc double glazed window to the front, radiator, dado rail and power points.

Family Room - 12'7" x 9'5" (3.84m x 2.87m) With upvc double glazed window to the rear, radiator, dado rail and power points.

Study - 9'5" x 6'9" (2.87m x 2.06m) With upvc double glazed window to the rear, radiator and power points.

Dining Room - 14'2" x 11'7" (4.32m x 3.53m) With upvc double glazed window to the front, dado rail, radiator and power points.

Kitchen - 17'10" x 10'1" (5.44m x 3.07m) With modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, integrated fridge, integrated freezer, integrated dishwasher, part tiled walls, upvc double glazed window to the side, open to the inner hall and open to.

Conservatory - 11'4" x 9'6" (3.45m x 2.9m) With upvc double glazed windows and french doors onto the rear garden and glass roof.

Inner Hall - With door leading to the utility room and door to.

Garden Room - 19'4" x 13'7" (5.9m x 4.14m) With fantastic views across open fields, upvc double glazed windows and french doors onto the rear garden and a glass roof.



Utility Room - With sink with cupboard below, space and plumbing for washing machine and tumble dryer, radiator and door to the garage.

First Floor Landing - With access to the loft, upvc double glazed window to the front, radiator, built in airing cupboard and door leading to.

Master Bedroom - 16'8" x 16'6" (5.08m x 5.03m) With upvc double glazed windows to the front and rear, radiator, power points and open to.

Dressing Room - With fitted wardrobes, upvc double glazed window, space for dressing table, window seat and door to.

En-Suite Shower Room - With panelled bath, separate shower cubicle, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Guest Bedroom - 11'5" x 11'4" (3.48m x 3.45m) With upvc double glazed window to the rear, radiator, power points and door leading to.

En-Suite - With shower cubicle, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Bedroom Three - 15'9" x 11'3" (4.8m x 3.43m) With upvc double glazed window to the front, radiator and power points.

Bedroom Four - 15'9" (4.8) (narrowing to 11'3" (3.43)) x 12'6" (3.8) With upvc double glazed window to the rear, radiator and power points.

Bedroom Five - 10'8" x 9'5" (3.25m x 2.87m) With radiator, power points and upvc double glazed window to the rear.

Family Bathroom - With panelled bath, separate shower cubicle, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Outside - To the front there is a gravelled driveway providing off road parking with a further gravelled driveway for additional parking to the rear. There is a DOUBLE GARAGE (20'10" x 17'8") with power and light and up and over doors. The rear garden has a paved patio leading to a generous lawned garden which is fully enclosed and enjoys views over open fields.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

F