

EST 1770



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BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



8 Moorgate Close, Morton, Bourne, Lincolnshire PE10 0PT

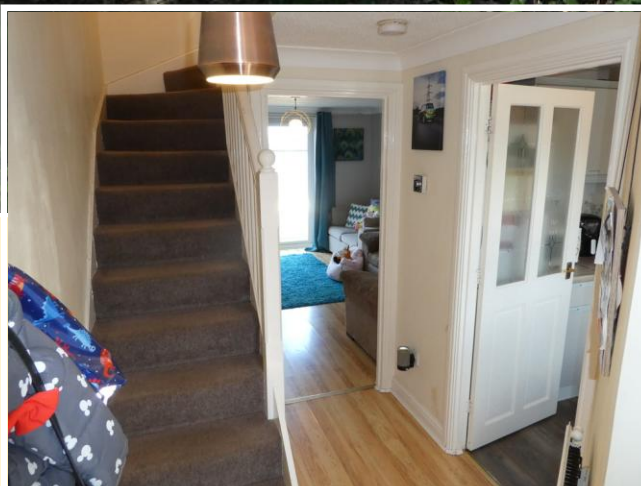
GUIDE PRICE - £165,000 Freehold

- Village Location
- Off Road Parking
- Open Field Views
- No Onward Chain

Two bedroom semi-detached house with enclosed rear garden and off-road parking. Accommodation includes kitchen, living room, two bedrooms and a family bathroom. Open field views and no onward chain.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



DESCRIPTION

Two bedroom semi-detached house with enclosed rear garden and off-road parking. Accommodation includes hallway, kitchen, living room, two bedrooms and a family bathroom. Open field views and no onward chain. EPC Rating: C.

ENTRANCE HALL

9' 9" x 5' 10" (2.90m x 1.80m maximum)
Access through South facing entrance door into entrance hallway. Wood effect flooring with neutral décor. Single light pendant and single pendant radiator.



KITCHEN

9' 9" x 7' 10" (2.90m maximum x 2.40m maximum)

Wood effect flooring with neutral décor and ceiling mounted light fitting. Range of base and wall mounted kitchen units with wood effect work surfaces, single electric oven and four ring gas hob. Space for fridge-freezer and plumbing and space for a washing machine. Fitted extractor fan above hob with single sink drainer and mixer tap and south facing window above. Baxi Platinum wall mounted gas boiler with fuseboard adjacent.



LIVING ROOM

14' 2" x 11' 9" (4.30m maximum x 3.50m)

Wood effect flooring with painted walls and single ceiling mounted light fitting. North facing double glazed sliding patio doors overlooking rear garden. Double panel radiator. Under stairs storage cupboard and double panel radiator.

Stairs leading from hallway to first floor landing.

BEDROOM

9' 11" x 11' 8" (2.50m maximum x 3.50m)

Neutral carpet and decor with single light fitting. South facing upvc double glazed window with single panel radiator beneath. Loft access and airing cupboard.



BEDROOM TWO

8' 10" x 11' 8" (2.70m x 3.50m)

Carpet flooring with neutral decor and single light pendant. North facing upvc double glazed window with single panel radiator beneath, with views overlooking rear garden and open fields beyond.

FAMILY BATHROOM

6' 3" x 5' 6" (1.90m maximum x 1.60m maximum)

Wood effect flooring with painted and tiled walls with single light fitting. Suite includes pedestal wash hand basin, low level WC, fitted bath with shower. Extractor fan above bath and East facing upvc double glazed window. Towel warmer mounted on South wall.



FRONT GARDEN

To the front of the property is a gravelled area with slabbed path leading to the front door. There are parking provisions along the east side of the property with a rear gate leading to the rear garden.

REAR GARDEN

Rear garden is accessed from the patio doors in the living room or through the side gate.

Slabbed patio to the north side of the property with gravelled and chipping borders beyond. The garden contains a garden shed and is bordered by close panel and wooden slatted fencing.

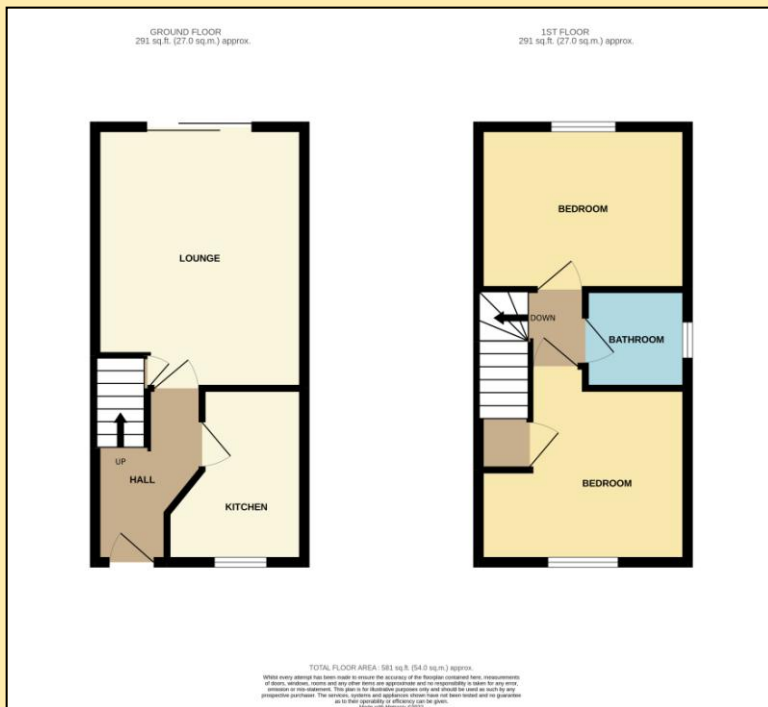


SERVICES

The property benefits from mains water, foul drainage, electric and gas.

TENANCY DETAILS

The property is currently let on an Assured Shorthold Tenancy Agreement which commenced on 30th November 2022. This was for an initial fixed term of six months. The current rent is £695 per month, payable monthly in advance.



TENURE

Freehold

COUNCIL TAX BAND

A

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

Ref: 13640

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

DIRECTIONS

From Bourne, proceed north along the A15. Upon entering Morton turn right (east) into Morton and proceed through the village. Take the 2nd to last left and turn up Paddington Way then turn onto Moorgate Close. The property can be found highlighted by an R Longstaff and Co For Sale board.

ADDRESS

R. Longstaff & Co.73b Abbey Road, Bourne, Lincolnshire. PE10 9EN

CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



