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# Longstaff INC. Eckfords

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## 4 The Paddock, Bourne, Morton, Lincolnshire, PE10 0NY

**£267,000 Freehold**

- Detached Bungalow
- Family Bathroom & Ensuite Shower Room
- Fully Enclosed Rear Garden
- Lounge, Dining Room
- Modern Kitchen, Utility

This bungalow is situated in the village of Morton. Morton itself benefits from a national supermarket, local village store and post office, two churches and a village pub. There are regular bus links to Bourne and Peterborough. For buyers who enjoy walking there are great walks and open countryside.

SPALDING 01775 766766 BOURNE 01778 420406

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#### **Accommodation**

Front door to Entrance hallway: Radiator, access to roof storage space, wall mounted thermostatic heating control, airing cupboard housing hot water tank, further cupboard housing gas central heating boiler.

#### **Lounge**

12' 11" x 10' 10" (3.94m x 3.30m) TV point, telephone point, radiator, two wall light points, electric fire with polished stone back plate and hearth, archway through to Dining Area.

#### **Dining Room**

9' 6" x 8' 6" (2.90m x 2.59m) Wall mounted glass fronted display cupboards, fitted worktop with space under for high stools, tall larder style cupboard, complimentary splash back tiling, laminate flooring, door from Dining room to Utility, archway to Kitchen.





#### **Kitchen**

9' 11" x 9' 4" (3.02m x 2.84m) Fitted wall mounted and floor standing cupboards including three deep pan drawers, complimentary wooden effect worktops, inset one and a quarter bowl polycarbonate sink and drainer, splash back tiling, four ring ceramic hob with extractor canopy over, eye level electric oven, integrated slim line dishwasher, integrated fridge and freezer, laminate flooring, radiator, part glazed uPVC door to outside.

#### **Utility Room**

5' 1" x 17' 5" (1.55m x 5.31m) Floor standing cupboards with fitted worktop, inset stainless steel sink with mixer tap, two ring gas hob, further fitted worktop to opposite wall with space under for white goods, laminate flooring, radiator, doors at both ends opening to front and rear garden, door off to occasional third bedroom or hobby room.

#### **Third Bedroom/Hobby Room**

8' 8" x 12' 10" (2.64m x 3.91m) This former single garage has been converted into a third bedroom or hobby room. Laminate flooring.

#### **Ensuite Shower Room**

Double width shower cubicle with MIRA electric shower over, wash hand basin, low level WC with concealed flush, complimentary splash back tiling, radiator, laminate flooring.

#### **Bedroom 1**

11' 6" x 10' 3" (3.51m x 3.12m) Fitted wardrobe and matching chest of drawers, radiator, window to front.

#### **Ensuite Cloakroom**

Low level WC with concealed flush, wall mounted wash hand basin, complimentary splash back tiling, laminate flooring.

#### **Bedroom 2**

11' 11" max x 8' 11" (3.63m x 2.72m) Radiator, window to rear.

#### **Family Bathroom**

Panelled bath with MIRA shower over, folding glass screen, wash hand basin with vanity cupboard under, low level WC with concealed flush, fully tiled walls, vinyl flooring, chrome heated ladder towel rail.

#### **Garden**

The front garden is open plan and is laid to attractive different coloured stone and chippings including a circular feature bed. A driveway to one side of the bungalow provides off road parking and leads to the now converted single garage which still retains its garage door. The rear garden is a lovely feature of the bungalow and benefits from a good degree of privacy. The rear garden is separated into several different areas including a paved patio, gravelled easy maintenance beds and a lovely large raised well stocked flower bed. Included in the sale is a timber garden shed, storage unit and water butt.



# 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



**TENURE** Freehold

**SERVICES** Electric, Gas, Water

**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

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**Ref: S-3805327**

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		