

5 Piccadilly Way, Morton

Guide Price £280,000 - £290,000

NEWTON FALLOWELL

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Morton, Bourne

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A well-proportioned four bedroom detached family home offering approximately 1,103 sq ft of versatile accommodation, including three reception rooms, two bathrooms and a private south-facing rear garden.

The property provides excellent flexibility for modern family living, with the ground floor comprising a welcoming entrance hall, spacious lounge, separate dining room and a versatile office/play room, making it ideal for families requiring dedicated working, entertaining or children's space.

The fitted kitchen is positioned to the rear of the dining room and benefits from an adjoining utility room, together with a convenient downstairs WC and useful storage. The layout provides a good balance of open family space and separate rooms, allowing the accommodation to adapt to a variety of needs.

To the first floor are four well-proportioned bedrooms, with the principal bedroom enjoying the added benefit of a private en-suite shower room. A family bathroom serves the remaining bedrooms, while the central landing provides access to all rooms.

Outside, the property benefits from a private south-facing rear garden, offering an excellent outdoor space for children, entertaining and relaxing, while the detached nature of the property provides a desirable degree of privacy.

In summary, this is a versatile and well-appointed family home offering four bedrooms, three reception rooms, an en-suite principal bedroom, utility facilities and a private south-facing garden, making it particularly well suited to modern family life.

Council Tax band: D

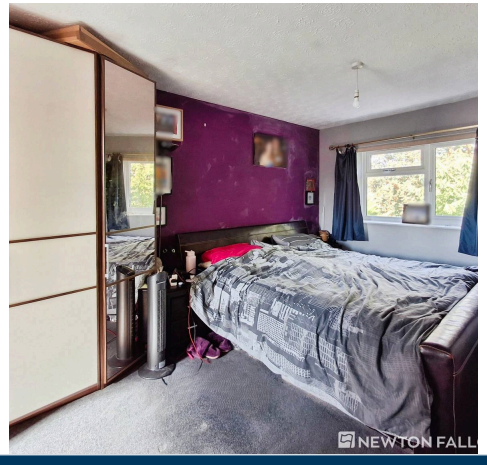
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

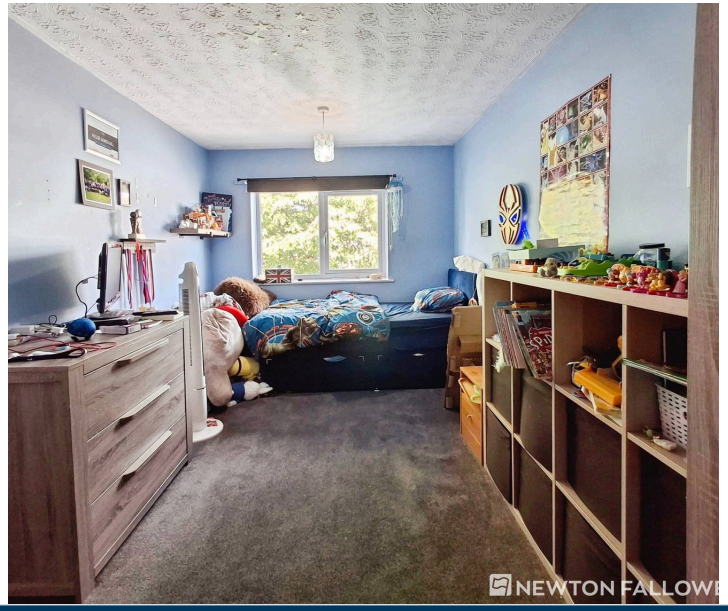














Entrance Hall
6' 4" x 5' 0" (1.94m x 1.52m)

Living Room
14' 8" x 12' 2" (4.46m x 3.70m)

Dining Room
9' 4" x 8' 8" (2.84m x 2.64m)

Kitchen
9' 4" x 9' 10" (2.84m x 2.99m)

Utility Room
6' 0" x 5' 3" (1.82m x 1.59m)

Downstairs WC
3' 7" x 5' 3" (1.09m x 1.61m)

Office/Play Room
15' 9" x 8' 0" (4.80m x 2.43m)

Landing

Principal Bedroom
14' 10" x 8' 11" (4.51m x 2.72m)

En-suite
5' 7" x 7' 8" (1.70m x 2.33m)

Bedroom Two
15' 3" x 8' 9" (4.66m x 2.66m)

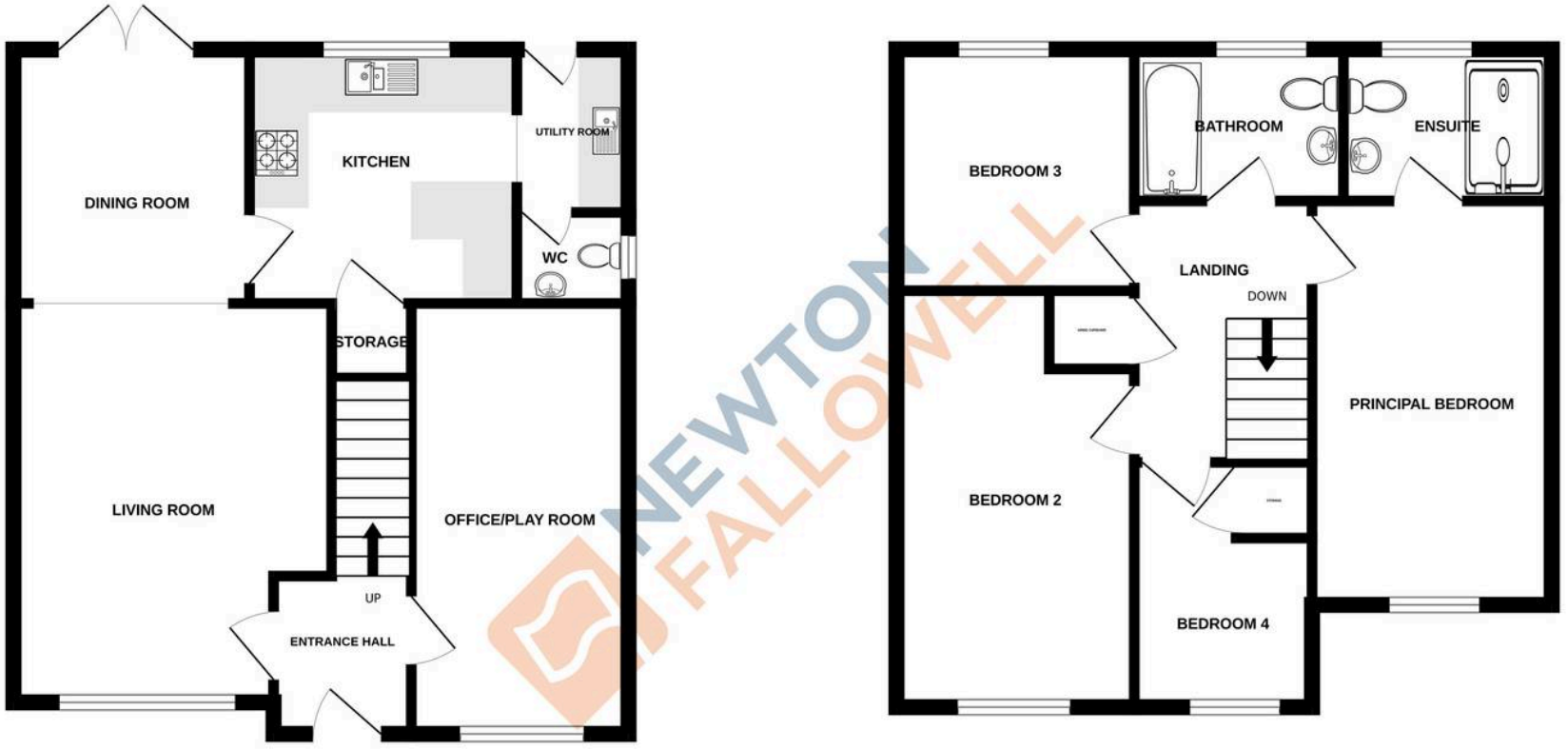
Bedroom Three
8' 10" x 8' 9" (2.70m x 2.66m)

Bedroom Four
9' 0" x 6' 6" (2.74m x 1.99m)

Bathroom
5' 7" x 7' 8" (1.70m x 2.34m)

GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.

1ST FLOOR
547 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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