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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



33 Station Road, Morton, Bourne, PE10 0NN

£350,000 Freehold

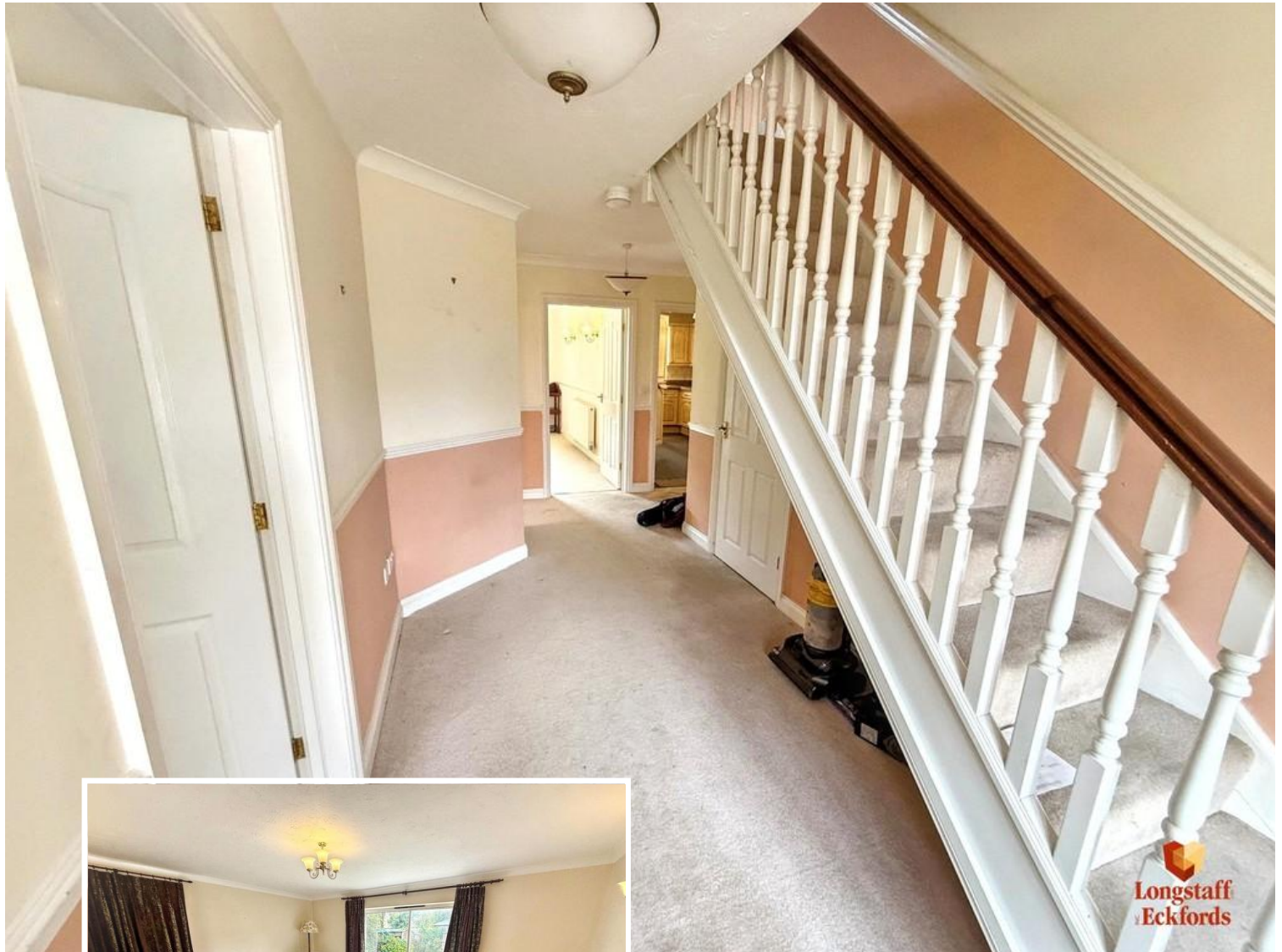
- Individual Detached House
- Entrance Hall Way, Cloakroom
- Three Reception Rooms
- Four Double Bedrooms
- Requires Renovation

DETACHED FAMILY HOME IN POPULAR VILLAGE LOCATION.

This property is being sold with no onward chain. It should be noted that it does require renovation and work throughout and an early viewing is advised to appreciate the potential it has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

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



GROUND FLOOR

ACCOMMODATION

Part glazed timber front door and side panels to Entrance Hallway: Radiator, under stairs storage space, stairs to first floor, dado rail, wall mounted thermostat heating control.

CLOAKROOM

Low level WC, wash hand basin with vanity cupboard under, radiator, extractor fan.

STUDY

10' 0" x 8' 4" (3.05m x 2.54m) Radiator, window to front.

DINING ROOM

12' 7 MAX " x 11' 1" (3.84m x 3.38m) Radiator, window to side.



LOUNGE

17' 9" x 15' 2" (5.41m x 4.62m) Four wall light points, two radiators, TV point, telephone point, sliding patio doors to rear.

BREAKFAST/KITCHEN

17' 2" MAX " x 9' 2" (5.23m x 2.79m) Wall mounted and floor standing fitted cupboards with under cupboard lights, complimentary fitted worktops and splash back tiling, inset polycarbonate sink and drainer with mixer tap, four ring ceramic hob with extractor hood over, double electric oven, integrated fridge/freezer.

UTILITY ROOM

9' 1" x 5' 6" (2.77m x 1.68m) Floor standing fitted cupboards with complimentary worktop, inset stainless steel sink and drainer with mixer tap, space and plumbing under worktop for automatic washing machine, further space for tumble dryer, radiator, part glazed timber door to rear.

FIRST FLOOR LANDING

Airing cupboard housing gas central heating boiler and shelving, dado rail, radiator.

BEDROOM 1

15' 4" x 14' 6" (4.67m x 4.42m) Radiator, window to front.

ENSUITE SHOWER

9' 6" x 6' 7" (2.9m x 2.01m) Double width shower cubicle, pedestal wash hand basin, low level WC, radiator.

DRESSING ROOM

4' 6" x 9' 5" (1.37m x 2.87m) Power and light.

BEDROOM 2

14' 2" x 10' 0" (4.32m x 3.05m) Radiator, window to rear.

BEDROOM 3

9' 0" x 12' 10" (2.74m x 3.91m) Radiator, window to rear.

BEDROOM 4

9' 4" x 12' 11" (2.84m x 3.94m) Built in storage cupboard, radiator, window to front.

FAMILY BATHROOM

9' 4" x 9' 6" (2.84m x 2.9m) Double width shower cubicle, panelled bath, pedestal wash hand basin, low level WC, radiator, access to roof storage space.

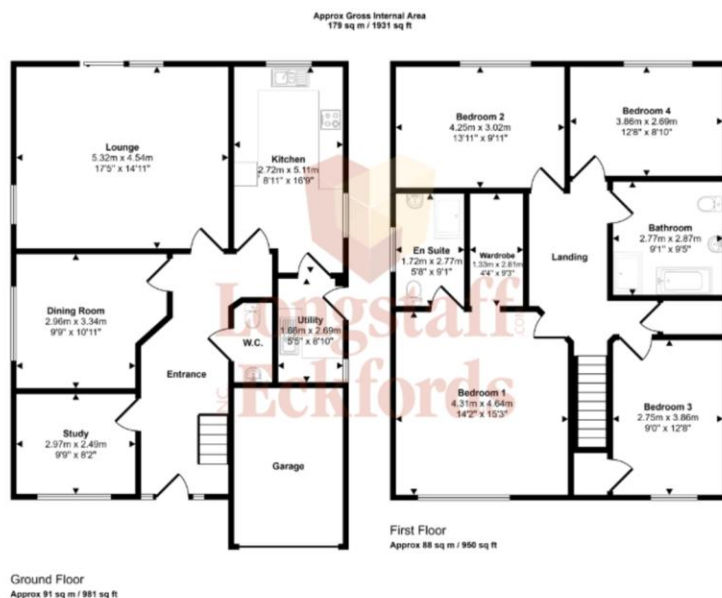
EXTERNALLY

This detached house occupies a very good size plot with garden to both the front and rear. The front garden benefits from a gravelled driveway providing off road parking for several cars and leads to a single garage with an up and over garage door.

The rear garden is a lovely feature of this property. It offers a good degree of privacy and is mostly laid to lawn with shrub borders.

DIRECTIONS

From Eckfords and Longstaff office turn left and continue along the A15 heading North. After approximately 3 miles at the village of Morton turn right into High Street and continue into Station Road. Number 33 is located on the right hand side.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any errors, omissions or mis-statements. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND E

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: 18134

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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