

12 OLD STATION YARD, MORTON, PE10 0NL



£425,000

"Executive detached family home"

- EXECUTIVE STYLE DETACHED FAMILY HOME
- FOUR BEDROOMS AND ENSUITE
- DRIVEWAY PARKING
- SINGLE GARAGE
- POPULAR VILLAGE LOCATION
- OPEN PLAN KITCHEN/LIVING AREA
- SUN LOUNGE/CONSERVATORY
- OPEN FIELD VIEWS TO REAR OF THE PROPERTY
- SMALL EXECUTIVE DEVELOPMENT
- EPC ENERGY RATING D - COUNCIL TAX BAND D



PROPERTY HIGHLIGHTS

Rosedale are pleased to offer to the market this lovely detached property situated on an small development on the edge of the popular village of Morton just North of Bourne.

The village has a regular bus service, a shop, pub and a church. The joy of this property is its location - situated in a cul-de-sac, with field views as far as the eye can see. Watching the sun rise from the wonderful sun lounge to the evening stars this location cannot be under-estimated.

The property has four bedrooms, main with ensuite and a family bathroom. Downstairs there is a splendid refitted kitchen that is open plan and gives a real sense of space and brightness with a lovely sun lounge/conservatory just off of this. There is also a study, sitting room and cloakroom downstairs.

Outside the gardens have been well maintained and there is a gravel driveway leading to the single garage.

🛏 4 Bedrooms 🚿 2 Bathroom 🪑 1 Reception





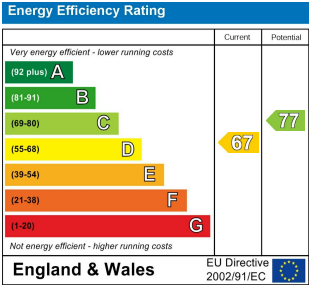


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: D

For the MATERIAL INFORMATION REPORT on this property select the link - 27132513

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01778 420011

12 North Street, Bourne, Lincolnshire, PE10 9AB

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

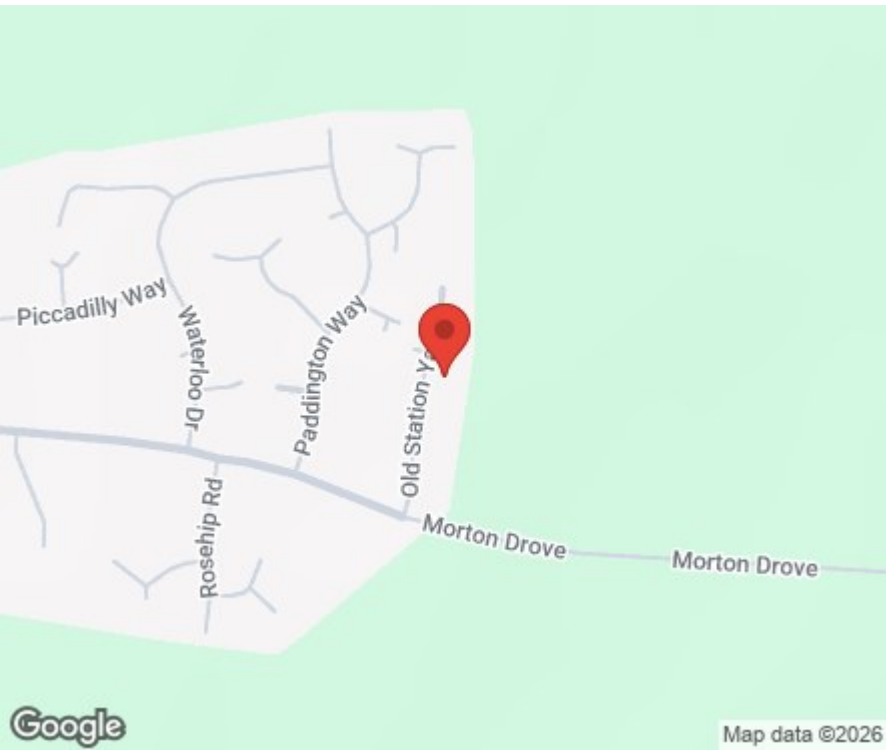
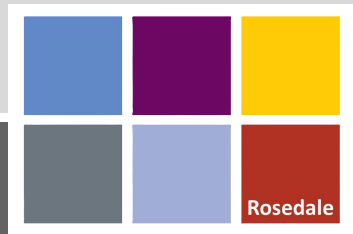
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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