



Paul Cutmore Bespoke powered by **exp**[®] **UK**

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High Street, Morton, Bourne, PE10 0NR

£185,000

2 1 2



Charming Victorian semi detached 2 bedroom cottage. Boasting many period features and renovated and maintained to a high standard by the current owner. this property benefits from both a downstairs bathroom and an upstairs cloakroom. Also boasting an attractive cottage garden. This would be an ideal first time buyer home for those that want a village location rather than an estate. Close to local amenities and just 5 min from Bourne.

Entrance Hall

Lounge - 3.94m x 3.66m (12'11" x 12'0")

Kitchen/Breakfast Room - 4.7m x 2.11m (15'5" x 6'11")

Inner Lobby

Shower Room

First Floor Landing

Master Bedroom - 4.57m x 2.79m (15'0" x 9'2")

Bedroom Two - 3.25m x 2.51m (10'8" x 8'3")

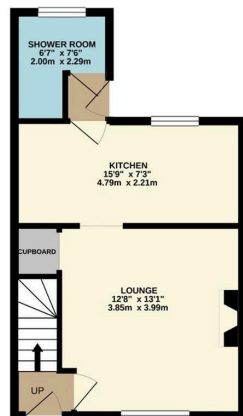
Ensuite Cloakroom

Outside

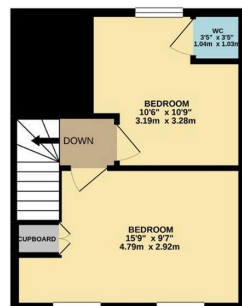
Side gated access, leading to the rear cottage garden. The first part of the garden has a paved patio area and garden shed which benefits from having power connected. Three steps lead to the higher level patio where there are well stocked borders stocked with a wealth of flowers and shrubs. A low level picket fence and gate leads to an area of lawn and further well stocked borders.



GROUND FLOOR




1ST FLOOR



- Two Bedroom Cottage
- Kitchen/Breakfast Room
- Cottage garden
- Village Location
- Gas Central Heating
- Quote reference PC0713



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

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