



Pearces Lane, Morton

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Immaculately Presented Three Bedroom Bungalow
- Situated Down a Private Road
- Private South Facing Garden
- Main Bedroom with En-Suite
- Ample Off Road Parking and Single Garage
- Separate Home Office
- Council Tax Band - C
- EPC Rating D
- Freehold

£340,000





As you enter the property, you are greeted with a large entrance hall providing access to all the downstairs reception rooms. The property offers a stunning kitchen diner which has a wide array of integrated appliances including a Cookmaster oven it also got a separate utility room ideal for storage. A large lounge with French door to the outside decking area. The bungalow also benefits from a further reception room, currently being used as a home office



The bungalow offer three double bedrooms with the main bedroom benefitting from fitted wardrobes and a modern en-suite with a walk in shower. A recently fitted Wet Room completes the ground floor.

The private south facing rear garden which is mainly laid to lawn, offers a separate decking and patio area. To the front of the property is ample off road parking on a gravel wrap around driveway plus the added benefit of a single garage which has power.



Kitchen/Diner 6.70m x 3.45m (22'0" x 11'4")

Lounge 6.70m x 3.85m (22'0" x 12'7")

Utility Room 2.16m x 2.18m (7'1" x 7'2")

Home Office 1.45m x 2.44m (4'10" x 8'0")

Bedroom One 3.56m x 3.27m (11'8" x 10'8")

En-Suite 2.59m x 1.24m (8'6" x 4'1")

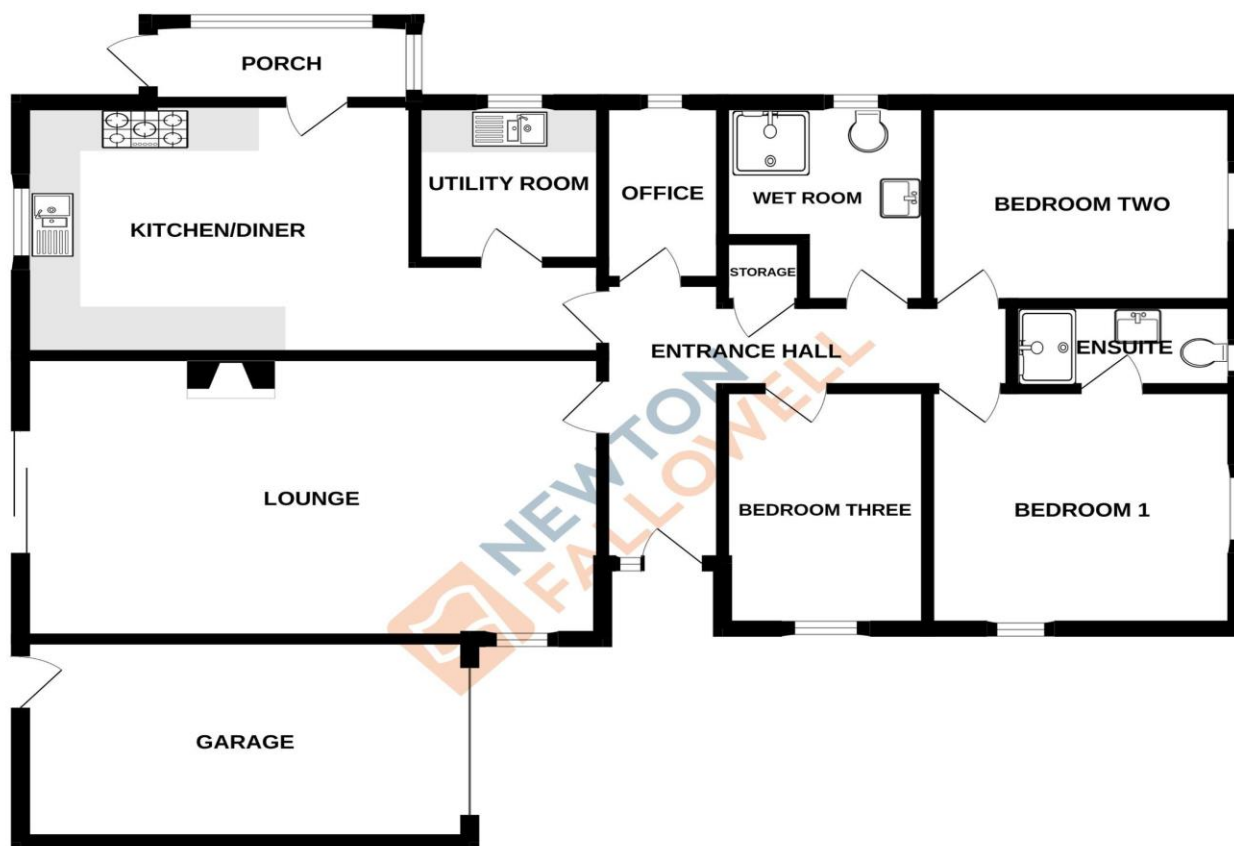
Bedroom Two 3.56m x 2.74m (11'8" x 9'0")

Bedroom Three 2.36m x 3.27m (7'8" x 10'8")

Wet Room 2.36m x 2.74m (7'8" x 9'0")

Single Garage 5.24m x 2.77m (17'2" x 9'1")

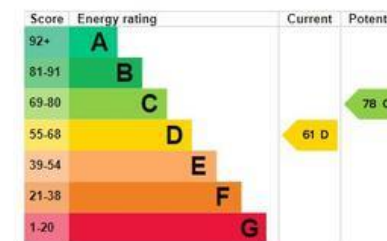
GROUND FLOOR
1262 sq.ft. (117.2 sq.m.) approx.



PEARCES LANE MORTON PE10 0NH

TOTAL FLOOR AREA: 1262 sq.ft. (117.2 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.
Made with Metropix ©2024



COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

01778 422567

bourne@newtonfallowell.co.uk
2 North Street, Bourne, PE10 9EA