



Paddington Way, Morton

 **NEWTON FALLOWELL**

3 2 2

## Key Features

- Immaculately Presented Detached Family Home
- Three Double Bedrooms
- Block Paved Driveway and Single Garage
- Landscaped Rear Garden
- Recently Modernised Through Out
- Open Plan Downstairs Living Accommodation
- Council Tax Band - C

£270,000





Situated in the highly regarded village of Morton is this stunning three bedroom detached property which has been fully modernised through out. Offering excellent downstairs reception rooms, three double bedrooms and a stunning rear garden.

As you enter the property a porch way offers access to the downstairs reception rooms. A large lounge is situated at the front of the property benefiting from new carpets and recently been decorated. The rear of the property offers a spacious dining area, also providing access to the outside patio area via French doors. The downstairs space is completed with a large kitchen offering modern integrated appliances plus a separate utility room and WC.

The first floor offers three double bedrooms, with the master bedroom offering a new en-suite bathroom. The first floor is completed with a large family bathroom.

Outside, the front of the property offers a block paved driveway for multiple vehicles. The rear garden, which has been landscaped, offers a separate patio and decking area while the rest of the garden is laid to lawn. The focal point of the rear garden is the beautiful pergola.

Lounge 4.29m x 3.33m (14'1" x 10'11")

Kitchen 2.97m x 2.87m (9'8" x 9'5")

Dining Room 3.61m x 2.51m (11'10" x 8'2")

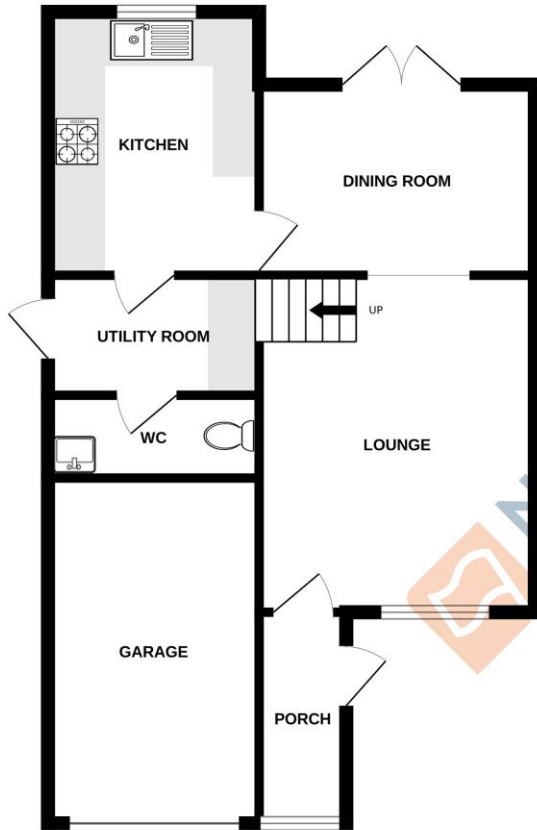
Utility Room 2.26m x 1.27m (7'5" x 4'2")

Bedroom One 0.00m x 2.92m (0'0" x 2'11")

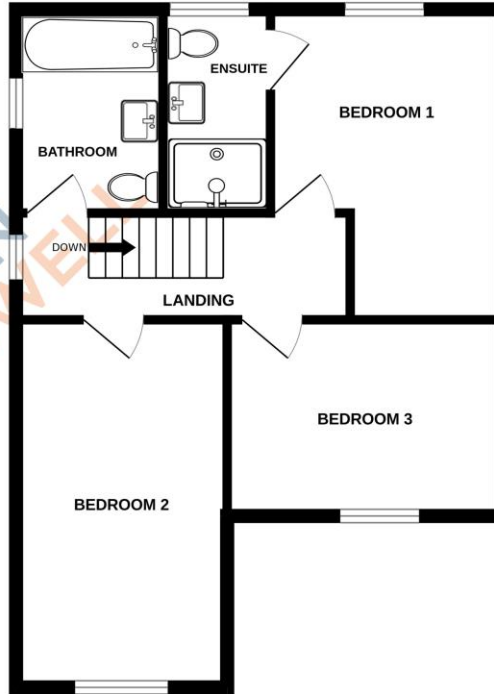
Bedroom Two 4.14m x 2.90m (13'7" x 9'6")

Bedroom Three 2.95m x 2.44m (9'8" x 8'0")

GROUND FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.