



Millfield Road, Morton

 **NEWTON FALLOWELL**

 3  1  1

Key Features

- Stunning Village Location
- Ample Off road Parking and Single Garage
- Three Bedroom Bungalow
- Separate Conservatory
- Large Corner Plot
- Council Tax Band - B
- EPC Rating D
- Freehold

£200,000





Situated within the popular village of Morton is this stunning three bedroom bungalow. Offering a substantial corner plot this property benefits from a large rear garden, ample off road parking and a single detached garage. Viewing is highly recommended to see what is on offer!

As you enter the property you are greeted with a large entrance hall providing access to all of the downstairs reception rooms. To the front of the property are three generous bedrooms and the main family bathroom. The rear of the property is the kitchen and open plan lounge diner with a large conservatory.

The outside of the property offers a large rear garden which is mainly laid to lawn. This property also offers ample parking both the the front and rear of the property plus the added benefit of a single detached garage.



Lounge 5.38m x 3.85m (17'8" x 12'7")

Kitchen 3.35m x 1.93m (11'0" x 6'4")

Conservatory 3.41m x 2.89m (11'2" x 9'6")

Bathroom 2.34m x 1.99m (7'8" x 6'6")

Bedroom One 3.92m x 3.78m (12'11" x 12'5")

Bedroom Two 3.78m x 2.22m (12'5" x 7'4")

Bedroom Three 2.77m x 2.06m (9'1" x 6'10")

Garage 5.78m x 2.92m (19'0" x 9'7")

GROUND FLOOR
1008 sq.ft. (93.6 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.6 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		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: B

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.