



Saddler Drive, Morton

 **NEWTON FALLOWELL**

4 2 3

## Key Features

- Ideal Family Home
- Stunning South Facing Rear Garden
- Separate Reception Rooms
- Ideal Village Location
- Four Generous Bedrooms
- Ample Off Road Parking and Garage
- Council Tax Band - C
- EPC Rating - TBC
- Freehold

£285,000





Newton Fallowell are delighted to offer this stunning four bedroom detached property situated at the end of a cul de sac overlooking open farmers fields. This property offers excellent living accommodation, ample off road parking, a single garage and spacious south facing garden.

As you enter the property you are greeted with a large entrance hall providing access to the downstairs reception rooms, WC and the first floor. The first door on the left leads into the lounge offering a large front aspect window overlooking the front garden and a feature fireplace. Going through the property a kitchen offering a range of integral appliances. A separate dining room is just off the kitchen ideal for entertaining guests. In addition, a conservatory adds excellent floor space. The downstairs space is completed with a separate utility room which also allows access to the single integral garage.

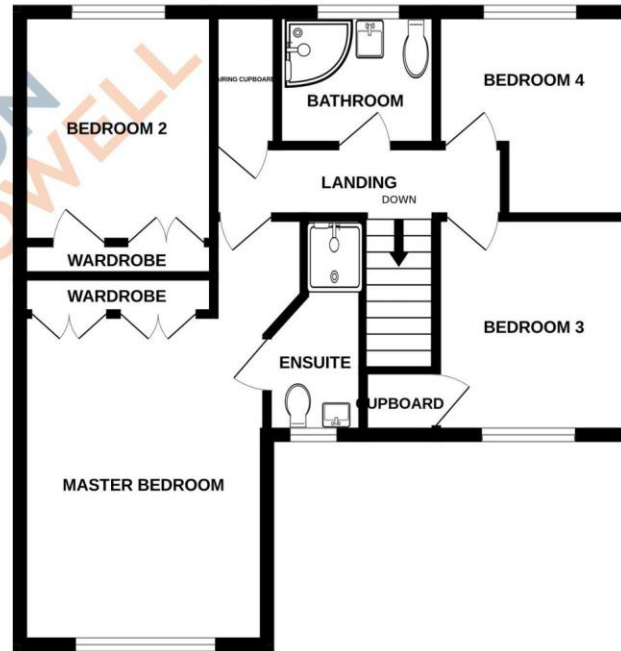
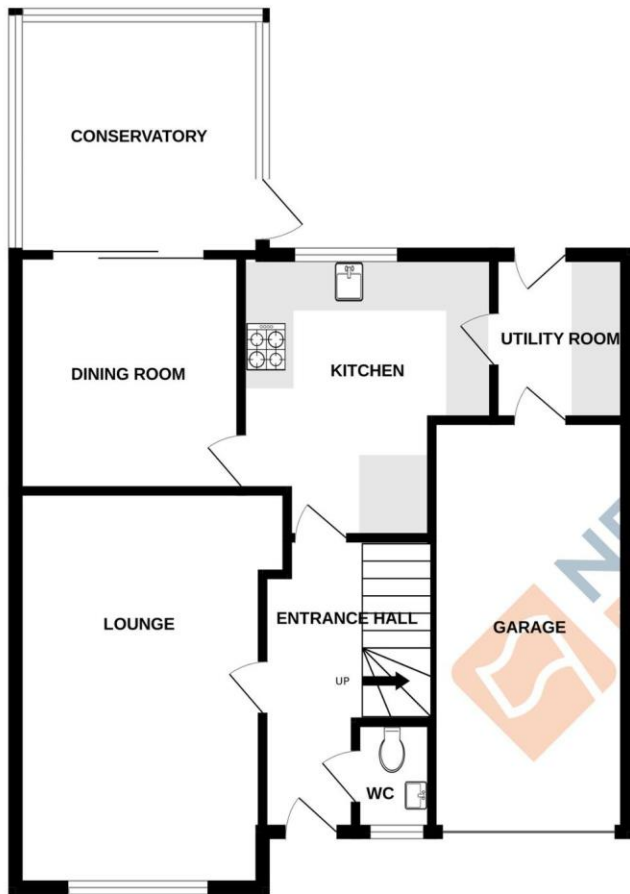
The first floor offers four generous sized bedrooms with the main bedroom benefitting from fitted wardrobes and a modern en-suite bathroom offering a walk in shower. The bedrooms to the rear of the property benefits from lovely field views. The first floor is completed with a three piece family bathroom.

On approaching the property a large driveway leads to a single garage, the left hand side offers a large front garden mainly laid to lawn with mature shrubs. Coming to the rear garden, this

space offers a patio seating area, mature trees and a large lawn area. Backing onto fields this garden really is a private space.

GROUND FLOOR  
726 sq.ft. (67.5 sq.m.) approx.

1ST FLOOR  
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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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**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.

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