



Haconby Lane, Morton

 **NEWTON FALLOWELL**





## Key Features

- Stunning Family Home
- Substantial Plot Backing Onto Fields
- Substantial Balcony off the Main Bedroom
- Ample Off Road Parking and Double Tandem Garage
- Ideal Village Location
- Multiple Downstairs Reception Rooms
- Four Double Bedrooms
- Council Tax Band - F
- EPC Rating - D
- Freehold

GUIDE PRICE £500,000 - £525,000







Newton Fallowell are delighted to present this one of a kind property, situated on the outskirts of the sought after village of Morton. Offering ample downstairs living accommodation, four double bedrooms and stunning fields views to the rear, this property is not to be missed.

As you enter the property, you are greeted with a large entrance hall providing access to the downstairs reception rooms, cloakroom and first floor. Going through the property, the first door on the left leads into the separate home office. Going through the property there is a separate lounge, offering a feature fireplace, a large bay window overlooking the front garden. A great place to entertain friends and family is within the dining area, this space offers a bar area and French doors leading outside. The first floor is completed with a spacious kitchen breakfast room plus a separate utility room and downstairs WC.

The first floor offers a substantial landing allowing access to all the bedrooms. The first main bedroom offers a large range of wardrobes and storage, fitted corner sink and access to the stunning balcony via French doors. The second bedroom offers fitted wardrobes and lovely views to the front. Bedroom three offers dual aspect windows, while bedroom four offers an excellent double bedroom. The first floor is completed with a large family bathroom offering a four-piece suite, comprising of a walk-in shower, sunken bath, double sink and a storage cupboard.

Outside to the front is a large, gravelled driveway offering off road parking for multiple vehicles accompanied by mature borders and a large front lawn, a lovely porch completes the front. Gated access to the side of the property leads into the private rear garden with landscaped patio seating area with lawn and mature borders. The substantial rear garden benefits from backing onto fields. The outside space is completed with a large double tandem garage, idea for storage or a workshop.







Entrance Hall 3.83m x 3.62m (12'7" x 11'11")

Cloakroom 2.40m x 1.12m (7'11" x 3'8")

Home Office 2.38m x 2.63m (7'10" x 8'7")

Lounge 7.31m x 7.31m (24'0" x 24'0")

Dining Room 3.85m x 4.86m (12'7" x 15'11")

Sun Room 2.57m x 4.91m (8'5" x 16'1")

Kitchen 2.10m x 3.62m (6'11" x 11'11")

Breakfast Room 2.62m x 3.62m (8'7" x 11'11")

Utility Room 2.09m x 3.27m (6'11" x 10'8")

WC 1.16m x 1.18m (3'10" x 3'11")

Bedroom One 4.58m x 5.42m (15'0" x 17'10")

Bedroom Two 4.88m x 5.71m (16'0" x 18'8")

Bedroom Three 4.85m x 3.20m (15'11" x 10'6")

Bedroom Four 3.63m x 2.93m (11'11" x 9'7")

Family Bathroom 5.16m x 3.53m (16'11" x 11'7")

Double Garage 3.04m x 10.08m (10'0" x 33'1")

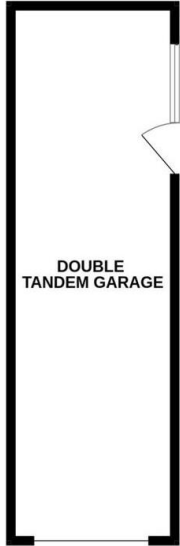




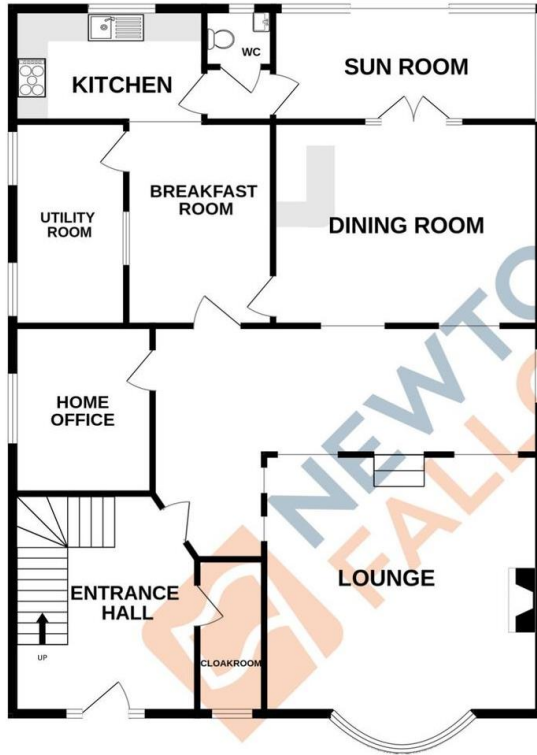




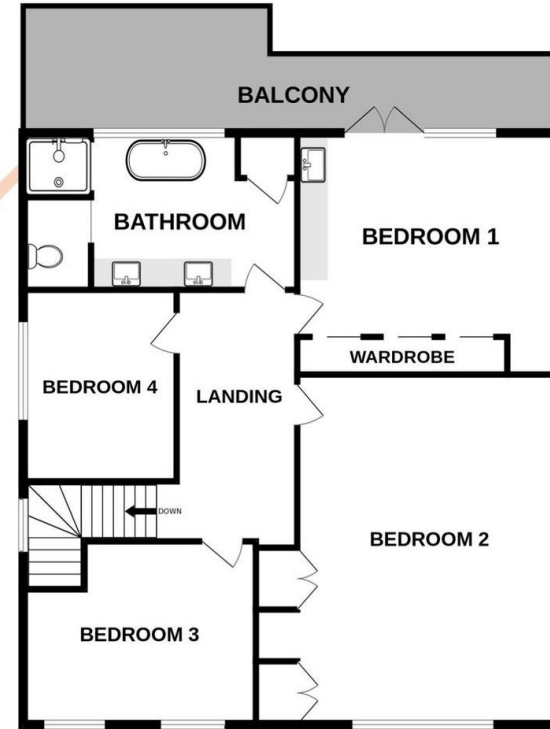
GARAGE  
335 sq.ft. (31.2 sq.m.) approx.



GROUND FLOOR  
1430 sq.ft. (132.8 sq.m.) approx.



1ST FLOOR  
1225 sq.ft. (113.8 sq.m.) approx.



TOTAL FLOOR AREA : 2990 sq.ft. (277.8 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: South Kesteven  
Council Tax Band: F

**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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