



41 Haconby Lane, Morton, Bourne, PE10 ONP

 **NEWTON FALLOWELL**

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Key Features

- Two bedroom character property
- Large living room
- Gravel driveway
- Stunning characteristics
- Modern kitchen
- Four piece bathroom
- Enclosed rear garden
- EPC - Pending
- Freehold

£210,000





Charming Two-Bedroom Stone Cottage in Desirable Location

Tucked away in a peaceful and sought-after setting, this delightful stone-built two-bedroom character home offers a wonderful blend of period charm and modern comfort. Beautifully presented throughout, the property is ideal for a range of buyers — from first-time homeowners to downsizers or those looking for a country retreat.

Step inside via a handy entrance porch, perfect for coats and shoes, leading into a generously sized living room with a striking feature fireplace and plenty of space for furnishings. The modern kitchen offers a range of fitted units and flows through to a stylish four-piece bathroom.

Upstairs, the landing provides access to a spacious double bedroom and a good-sized single bedroom, both filled with natural light.

Outside, the property boasts a gravelled driveway providing off-road parking for two vehicles, and to the rear, a private courtyard garden creates a peaceful outdoor retreat — perfect for relaxing or entertaining.





Porch 2.01m x 1.22m (6'7" x 4'0")

Living Room 4.88m x 3.96m (16'0" x 13'0")

Kitchen 4.23m x 2.22m (13'11" x 7'4")

Bathroom 3.24m x 1.51m (10'7" x 5'0")

Landing 3.24m x 1.51m (10'7" x 5'0")

Bedroom One 3.96m x 2.41m (13'0" x 7'11")

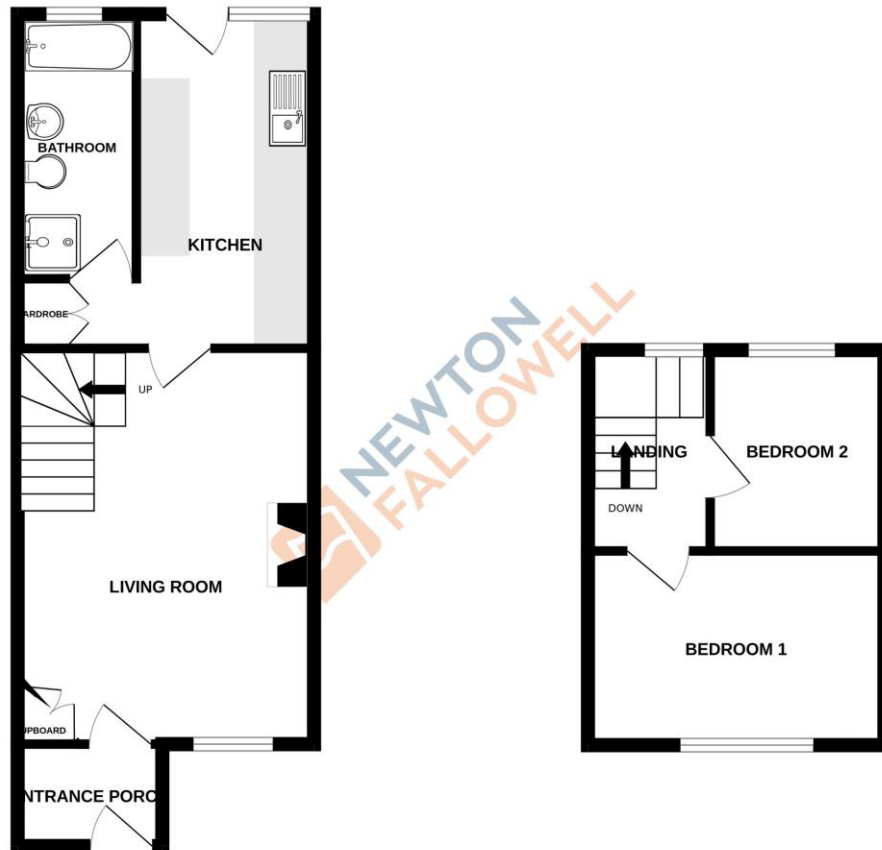
Bedroom Two 2.13m x 2.09m (7'0" x 6'11")





GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.

1ST FLOOR
202 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.3 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: A

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.