



82 Station Road, Morton, Bourne, PE10 0NN

 **NEWTON FALLOWELL**

 4  2  4

Key Features

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- SITTING ON GENEROUS PLOT ON DESIRABLE ROAD
- Three Reception Rooms & Kitchen
- Bathroom, En-suite & Downstairs WC
- DOUBLE GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- Extensive South Facing Rear Garden
- EPC Rating C
- Freehold

£490,000





Located in the sought-after village of Morton stands this stunning four-bedroom detached family home. Offering a large plot with separate gated access, driveway parking with a double garage, and spacious, flexible accommodation, this property would make an ideal family home. The accommodation briefly comprises an entrance hall, study, downstairs W.C., kitchen, utility room, dining room, lounge, conservatory, four double bedrooms with an en-suite to the main bedroom, and a family bathroom.

Entering via the front door leads into the light and airy entrance hall, where the stairs flow to the first floor and doors grant access to the lounge, study, downstairs W.C., and the kitchen. The lounge features wood flooring, a feature fireplace, a bay window to the front aspect, and bi-fold doors to the conservatory. The conservatory boasts a stone tiled floor and double doors to the rear garden. Located to the rear of the property is the stunning modern breakfast kitchen that boasts integrated appliances including an inset electric hob with overhead extractor, integrated double oven, island with storage, fitted cupboards at base and eye level + draws, worktops with a tiled splashback, inset black granite sink, window to the rear aspect, tiled floor, farm style split door to the rear garden and a door to the utility room and dining room. Flowing through from the breakfast kitchen is the dining room that boasts wood flooring, double bi-fold doors to the rear garden, and a window to the front aspect. Offering an inset sink and drainer, space and plumbing for a washing machine, dishwasher, fridge freezer and a tiled floor, the utility room makes a useful addition to this beautiful home. Located behind the utility room is the downstairs W.C. that is fully tiled and offers a close coupled W.C. with half and full flush, free hanging wash hand basin, a heated towel rail, and a privacy window to the side aspect. Completing the downstairs accommodation is the study that is located to the front of the property and offers a window to the front aspect. Upstairs, the property features four double bedrooms with an en-suite to the main bedroom and a family bathroom. Bedrooms one + Two are both located above the lounge, and both offer built in wardrobes, with bedroom two offering a window to the rear aspect and the main bedroom boasting a window to the front aspect and a fully tiled en-suite shower room with a modern three-piece suite. The two further bedrooms both offer built-in wardrobes, with bedroom four offering a view to the rear garden and bedroom two featuring a view to the front aspect. Completing the upstairs accommodation is the stunning family bathroom that is fully tiled and offers an oversized jacuzzi P bath, close coupled W.C. with half and full flush, and a wash hand basin. Externally, the property sits on a large plot and offers ample off-road parking via the double-width block paved drive that leads to the double garage. To the side of the property, you will find double-gated access that leads through to a separate private parking area that would be suitable for a motorhome or caravan and the beautiful rear garden. Stock with a range of plants & shrubs and mainly laid to lawn, the rear garden is a tranquil space that would be ideal for entertaining.

The village itself has a welcoming community feel, with a popular local pub, a well-regarded primary school, and a lovely parish church. For everyday essentials and leisure facilities, the nearby town of Bourne provides a wide range of shops, supermarkets, cafés, restaurants, and excellent schooling options, including the renowned Bourne Grammar School. Surrounded by open farmland and scenic countryside, Morton is perfect for those who enjoy walking, cycling, and outdoor pursuits. The village also benefits from good transport links, with easy access to the A15 and A1 for commuting to Peterborough, Stamford, Grantham, and beyond. Offering a peaceful rural lifestyle without sacrificing convenience, Morton is a sought-after location that blends traditional village charm with modern practicality.



Entrance Hall 2.7m x 5.45m (8'11" x 17'11")

Study 2.3m x 2.43m (7'6" x 8'0")

W.C. 1.84m x 1.22m (6'0" x 4'0")

Kitchen 4.24m x 3.85m (13'11" x 12'7")

Utility Room 2.3m x 1.8m (7'6" x 5'11")

Dining Room 2.75m x 3.85m (9'0" x 12'7")

Lounge 3.34m x 7.61m (11'0" x 25'0")

Conservatory 3.24m x 3.4m (10'7" x 11'2")

Landing 2.7m x 4.11m (8'11" x 13'6")

Bedroom One 3.24m x 3.19m (10'7" x 10'6")

En-Suite 1.73m x 2.2m (5'8" x 7'2")

Bedroom Two 2.51m x 3.23m (8'2" x 10'7")

Bedroom Three 3.24m x 2.88m (10'7" x 9'5")

Bedroom Four 2.51m x 2.65m (8'2" x 8'8")

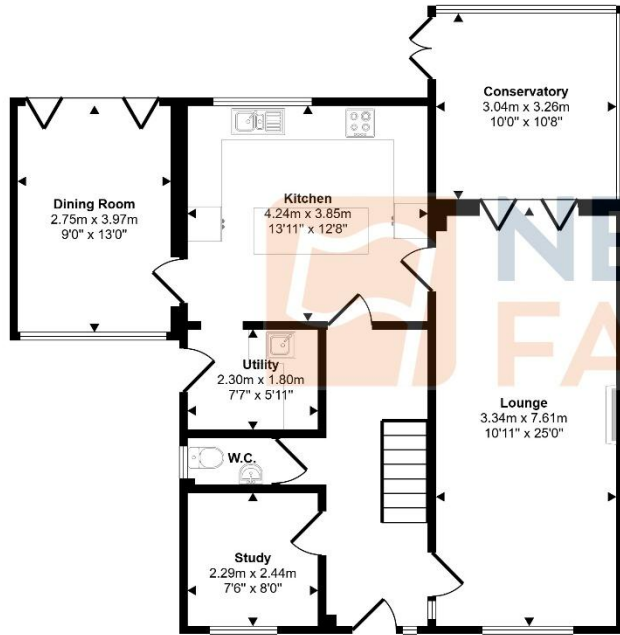
Family Bathroom 1.73m x 1.73m (5'8" x 5'8")

Double Garage 5.20m x 5.20m (17'1" x 17'1")

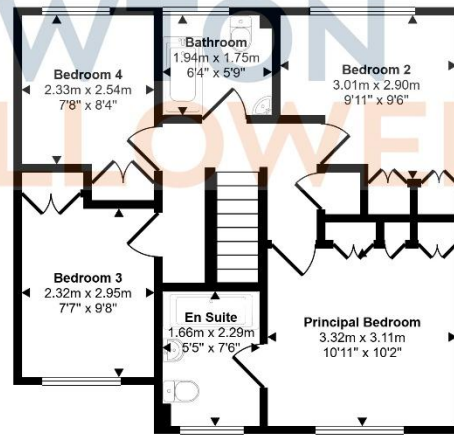




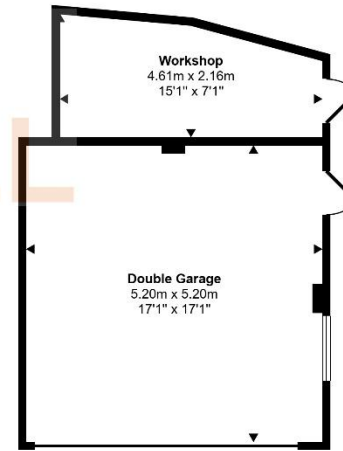
Approx Gross Internal Area
174 sq m / 1870 sq ft



First Floor
Approx 52 sq m / 564 sq ft



Outbuildings
Approx 36 sq m / 390 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:
Local Authority: South Kesteven
Council Tax Band: E

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 £62 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.



SCAN ME