



39 Haconby Lane, Bourne, PE10 0NP

 **NEWTON FALLOWELL**

 2  1  1

Key Features

- Mid Terrace Cottage
- Two Bedrooms
- Downstairs Shower Room
- NO ONWARD CHAIN
- Enclosed Rear Court Yard
- Driveway Providing Off Road Parking
- Ideal First Time Purchase Or Investment
- EPC Rating D
- Freehold

£200,000





Being sold with NO ONWARD CHAIN!
This delightful two-bedroom cottage is full of character and original features, including beamed ceilings, exposed stone walls, and a beautiful stone fireplace with a wood-burning stove.

Tucked away in a quiet off-road position in the sought-after village of Morton, the property offers a spacious lounge with a bay window, a recently upgraded high-quality kitchen, and a modern ground-floor shower room. Upstairs, there are two well-proportioned bedrooms.



The current owner has carried out significant improvements, including replacing the front flat roof, pitched roof, and back flat roof, as well as rewiring the home and adding a new shower to enhance comfort and convenience.

To the front, the cottage benefits from a gravelled driveway providing parking for two cars, enclosed by a stone wall and featuring a charming crazy-paved path leading to the front door.

At the rear, there is a paved patio area with a timber garden shed included. The property also enjoys a pedestrian right of way to a small brick store (formerly an outside privy) with paving slabs and views across a neighbouring paddock.



Porch

Lounge 3.92m x 4.54m (12'11" x 14'11")

Kitchen 2.25m x 4.18m (7'5" x 13'8")

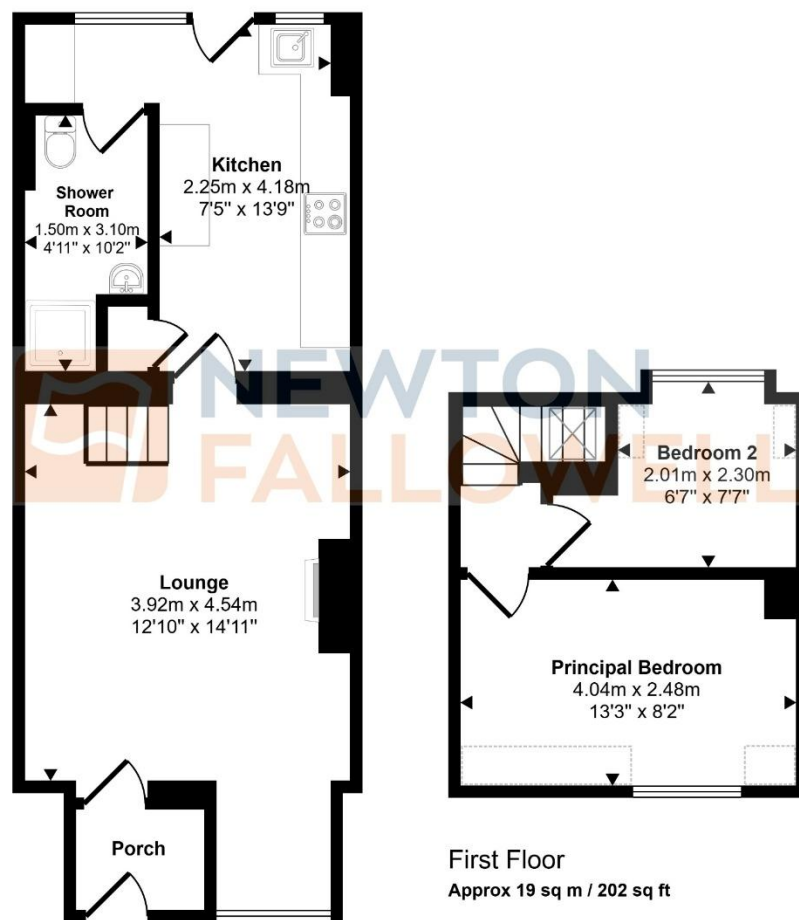
Shower Room 1.5m x 3.1m (4'11" x 10'2")

Landing

Principal Bedroom 4.04m x 2.48m (13'4" x 8'1")

Bedroom 2 2.01m x 2.3m (6'7" x 7'6")

Approx Gross Internal Area
61 sq m / 653 sq ft



Denotes head height below 1.5m

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: 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.