

EST 1770



Longstaff^{.COM}

BOURNE RESIDENTIAL: 01778 420 406 www.longstaff.com



7 & 8 North Fen, Morton, Bourne, Lincolnshire. PE10 0XJ

Guide Price £235,000 Freehold

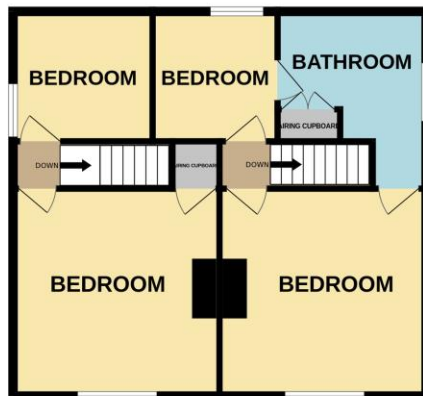
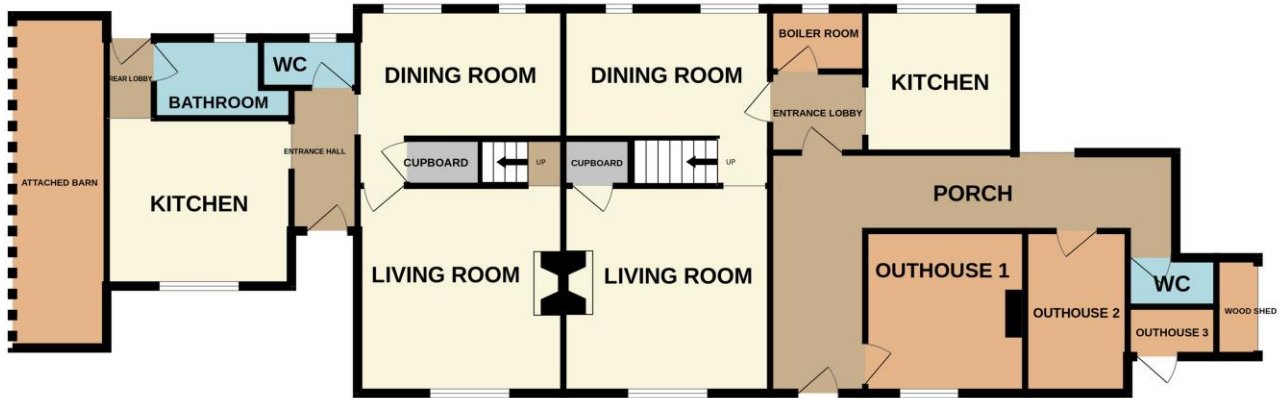
A fantastic opportunity to acquire a pair of semi-detached houses in a rural location. The properties benefit from extensive open field views, and are set within grounds of approximately 0.27 acres, with additional land available by separate negotiation.

No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

GROUND FLOOR
1497 sq.ft. (139.1 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



DESCRIPTION

A fantastic opportunity to acquire a pair of semi-detached houses in a rural location. The properties benefit from extensive open field views, and are set within grounds of approximately 0.27 acres, with additional land available by separate negotiation. No onward chain.

DIRECTIONS

From Bourne proceed north along the A15. Upon entering Morton village turn right (east) and proceed through and out of the village. Approximately one mile after leaving the village take the left turn leading to Morton North Drove. The road will turn right (East) after about 0.50 mile. Continue for another 1.70 miles in an Easterly direction and the properties will be located on your left hand (North) side. The properties are highlighted by a Longstaff 'For Sale' sign.

The 'What 3 Words' location for the access to the properties - <https://w3w.co/slung.stitch.props>.



7 NORTH FEN, MORTON

7 North Fen is a semi-detached two storey house. The property is of brick construction with rendered walls and slate and corrugated roofs.

ACCOMMODATION:

ENTRANCE HALL

8' 7" x 3' 11" (2.62m x 1.19m) Access through south facing entrance hall with glazed upper part. Tiled flooring with painted walls and ceiling, single radiator, single light pendant and wall mounted electric heater.

W/C

2' 11" x 6' 0" (0.89m x 1.83m) Tiled flooring with north facing UPVC double glazed window, low level WC and corner wall mounted wash hand basin.

KITCHEN

8' 6" x 11' 11" (2.59m x 3.63m) plus 0.6m x 0.81m - Tiled flooring with painted walls and ceiling with exposed beams, south facing wooden framed double-glazed window. Range of wood effect base and wall mounted kitchen units with light coloured work surfaces, stainless steel effect sink and drainer with mixer tap. Integrated single electric oven and four ring hob with space for appliances.

REAR ENTRANCE LOBBY

3' 0" x 2' 10" (0.91m x 0.86m) Tiled flooring, painted walls and single ceiling mounted light.

DOWNSTAIRS BATHROOM

4' 11" x 6' 7" (1.5m x 2.01m) Tiled floor and walls with four ceiling mounted spotlights. Low level bath with shower above, vanity unit with basin and north facing wooden framed double glazed window. Loft access and alcove with shelving. Stainless steel effect wall mounted electric radiator.

DINING ROOM

7' 6" x 12' 8" (2.29m x 3.86m) plus 0.99m x 0.93m - Wood effect flooring with painted walls and two north facing windows with wooden frames and double-glazed units. Wall and ceiling mounted lights and electric wall mounted radiator on north wall. Understairs Cupboard.

LIVING ROOM

12' 8" x 12' 8" (3.86m x 3.86m) Painted walls, single ceiling mounted light and open fire with brick surround and slab hearth. South facing UPVC double glazed window and wall mounted electric heater.

Stairs leading from living room to first floor landing with loft access:

MASTER BEDROOM

12' 9" x 12' 11" (3.89m x 3.94m) Carpet flooring with painted walls and ceiling and single light pendant. Feature fireplace with surround. South facing wooden framed double-glazed window and single electric heater mounted on the north wall. Cupboard containing hot water cylinder with immersion and shelving.

SECOND BEDROOM

7' 10" x 8' 7" (2.39m x 2.62m) Neutral carpet with painted wallpapered walls and painted aertex ceiling. Single light pendant with west facing wooden framed double-glazed window.



8 NORTH FEN, MORTON

8 North Fen is a semi-detached two storey house. The property is of brick construction with rendered walls and slate and corrugated roofs.

ACCOMMODATION:

ENTRANCE LOBBY

5' 0" x 5' 10" (1.52m x 1.78m) Wood effect flooring with painted walls, single light pendant, loft access and single panel radiator.

KITCHEN

8' 10" x 9' 4" (2.69m x 2.84m) Wood effect flooring with neutral décor, north facing wooden framed double glazed window, single panel radiator, strip light. Base and wall mounted wood effect units with dark work surfaces, single sink with drainer and stainless steel effect mixer tap, 4 ring electric hob, single electric oven. Space for appliances including washing machine and fridge/fridge freezer.

BOILER ROOM

3' 8" x 5' 10" (1.12m x 1.78m) Wood effect flooring, neutral décor, north facing window and floor mounted oil fired boiler.

LIVING ROOM

12' 11" x 12' 11" (3.94m x 3.94m) Carpeted with neutral décor, south facing double glazed wooden framed window, open fire with brick surround and understairs cupboard, single panel radiator.

DINING ROOM

8' 1" x 12' 8" (2.46m x 3.86m) Carpeted with neutral décor, single panel radiator, two north facing windows.

Stairs leading to first floor landing.

MASTER BEDROOM

12' 11" x 12' 11" (3.94m x 3.94m) Carpeted with neutral décor, feature fireplace, south facing wooden framed double glazed window, single panel radiator, single light pendant.

SECOND BEDROOM

8' 0" x 7' 9" (2.44m x 2.36m) Carpeted with neutral décor, north facing wooden framed double glazed window, single panel radiator, single light pendant.

BATHROOM

8' 2" x 9' 2" (2.49m x 2.79m) Vinyl flooring, neutral décor, east facing wooden framed double glazed window, bathroom suite including low level WC, bath with shower above, pedestal wash hand basin. Airing cupboard containing hot water cylinder. The bathroom can be accessed by either bedroom.

The property benefits from an oil fired central heating system, the oil tank for the property is located on the east end of the property.



OUTSIDE W/C

3' 1" x 5' 4" (0.94m x 1.63m) Concrete floor, brick walls, low level WC, light.

OUTHOUSE ONE

10' 1" x 9' 11" (3.07m x 3.02m) Concrete floor, painted walls, south facing wooden framed window, fluorescent strip light.

OUTHOUSE TWO

10' 2" x 6' 4" (3.1m x 1.93m) Concrete floor, brick walls, single light.

OUTHOUSE THREE

3' 1" x 5' 6" (0.94m x 1.68m) Concrete floor and brick walls.

OPEN FRONTED WOOD STORE

6' 6" x 3' 1" (1.98m x 0.94m)

SERVICES

7 & 8 North Fen have mains electric supplies. Water is supplied to the properties by a private borehole (see detail below). The properties both drain into a shared foul drainage system which is located on the north side of the properties. This system and soakaway are believed to be located within the area being offered for sale.

BOREHOLE

Water is supplied to the properties by a private borehole system, which is located approx. 400m to the east of the properties (near numbers 9 & 10 North Fen). The borehole system is owned by a third party and therefore the purchaser will be obligated to install a new borehole within the grounds of the property within six months of completion. During that six-month period the purchaser can continue to use the existing supply, subject to reasonable contributions to maintenance of the supply. The sellers nor the supplier of the water make no guarantees about the quantity or quality of the supply.

ACCESS

The properties are accessed via a bridge over the Internal Drainage Board ditch. The properties will be required to pay a 50% share of the cost of maintaining any shared access areas.

BOUNDARY

The purchaser will be obligated to erect wooden post and three rail fences (to at least 1.20m in height) around all sides of the property within 3 months of completion of the sale.

EASEMENT

The Black Sluice Internal Drainage Board have a 9.00m Easement (measured from the brink of the watercourse to the south of the property) to enable them to access and maintain the watercourse. The Easement prohibits the erection of any fencing, building or structure within that zone. Further details are available from the Selling Agent.

METHOD OF SALE

The properties are offered For Sale as a pair by Private Treaty.

IDENTIFICATION BOUNDARIES

Please note that all red boundaries are shown for identification purposes only, and are not to scale.





Both Council Tax Band: A
EPC Ratings: F (24) & E (42)

TENURE

Freehold with vacant possession upon completion.

VIEWINGS

Strictly by appointment only with Selling Agents. Access is at the interested parties' own risk and extreme care should be taken given the uneven ground.

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: 17263

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

R. Longstaff & Co LLP.
23 North Street
Bourne
Lincolnshire
PE10 9AE

CONTACT

T: 01778 420 406
E: kit@longstaff.com
W: www.longstaff.com