

36 Paddington Way Morton

Bourne PE10 0PS

Guide Price £340,000 - £355,000



*Immaculate Family Home*

*Living Room With Orangery Area*

*Utility Room*

*Extended Accomodation*

*Separate Dining Room*

*4 Bedrooms*

*Downstairs WC*

*Refitted Kitchen*

*Ensuite*





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Morton  
Bourne  
PE10 0PS**

## GENERAL DESCRIPTION:

This is an immaculately presented modern detached family home with an extension to the front to provide a larger breakfast kitchen and a lovely rear extension providing an orangery area to the living room with ceiling lantern.

There is a utility room off the kitchen, a downstairs WC and a separate dining room. Upstairs this lovely home has 4 bedrooms and features an ensuite to the master bedroom.

The family bathroom is of a good size. Outside there are pleasant gardens and the double garage has an internal room partitioned off being used as an office.





**ENTRANCE HALL** Composite and double glazed entrance door, oak flooring, stairs to first floor with under stairs storage.

**CLOAKROOM/WC** Low level WC, wash hand basin, radiator, PVC double glazed window to front.

**LOUNGE** 23' 1" x 16' 5" (7.04m x 5.m) Max Oak floor, radiator, ceiling lantern, 3 x PVC double glazed windows to rear, pair of double glazed PVC doors to garden.

**KITCHEN** 13' 3" x 12' 8" (4.05m x 3.86m) Max Extended and refitted comprising 1 ½ bowl single drainer sink unit, range of base units incorporating cupboards and drawers with work surfaces and eye level cupboards above. Neff gas hob, plumbing for dishwasher, tall unit housing eye level double oven, ceramic tiled floor, radiator, 2 x PVC double glazed windows to front.

**UTILITY ROOM** 8' 2" x 4' 6" (2.5m x 1.38m) Max Single drainer stainless steel sink unit with cupboard under, tall storage unit, eye level cupboard housing Glow Worm gas fired central heating boiler, PVC double glazed window to front, plumbing for washing machine.

**FIRST FLOOR LANDING** With PVC double glazed window to front, airing cupboard with hot water cylinder.

**BEDROOM 1** 18' 1" x 10' 11" (5.5m x 3.34m) Max Radiator, PVC double glazed windows to side and rear, built in wardrobe with hanging rail and shelf.

**EN-SUITE** Low level WC, Pedestal hand wash hand basin, tiled double shower cubicle, heated towel rail, PVC double glazed window to front.

**BEDROOM 2** 11' 4" x 8' 9" (3.46m x 2.66m) Max Radiator, pvc double glazed window to rear.

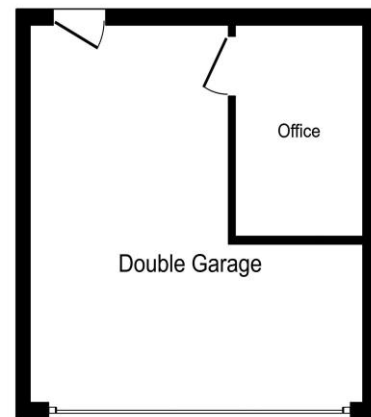
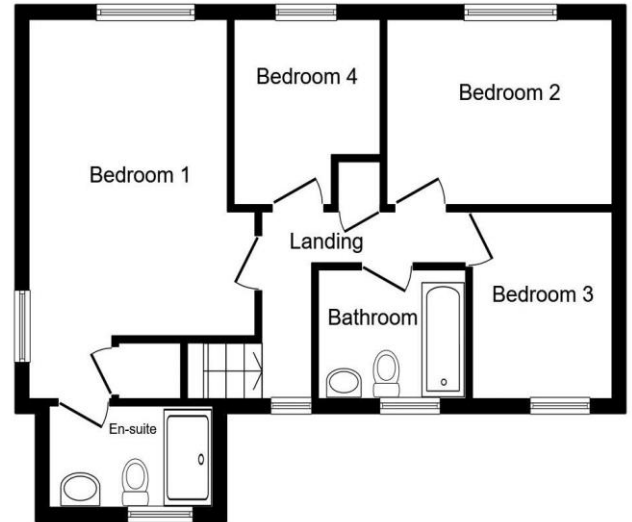
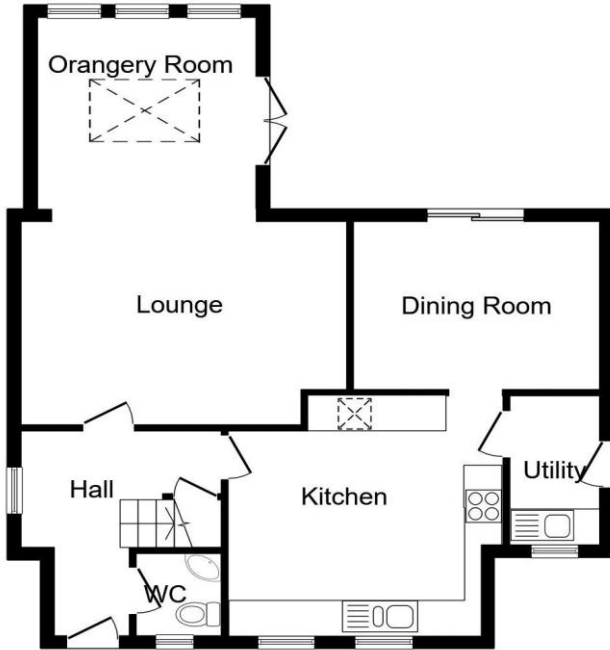
**BEDROOM 3** 9' 1" x 7' 1" (2.76m x 2.15m) Max Radiator, PVC double glazed window to front, access to part boarded loft space.

**BEDROOM 4** 8' 9" x 7' 3" (2.66m x 2.22m) Max Radiator, PVC double glazed window to rear.

**FAMILY BATHROOM** Low level WC, pedestal wash hand basin, panelled bath with shower attachment to taps, PVC double glazed window to front, ceramic tiled floor.

**GARDENS** there are gardens to the front and rear of the property with pedestrian gated access to the side which leads to the rear. The rear garden has a paved patio with lawn beyond, raised beds, covered dining area, pond, pergola over seating area.

**DOUBLE GARAGE** Please note that this now has an internal room which has been partitioned off and insulated, and which has lighting and power and is being used as an office.



**General Information:** Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is freehold

Council Tax: Band D