

13 East Lane Morton Bourne PE10 0NW

£325,000



Individual Bungalow

Large Breakfast Kitchen

Recently Replaced Boiler

3 Double Bedrooms

Large Lounge

Gas Central Heating

Ensuite to Master

Utility Room

Viewing Recommended





GENERAL DESCRIPTION: This is an individual non estate detached bungalow offering spacious accommodation with 3 double bedrooms, and with the master bedroom featuring an ensuite shower room. The breakfast kitchen is large enough to accommodate a table, and has access to both the garage and the garden. There is a recently replaced gas central heating boiler and uPVC double glazing. Morton is a pleasant village to the north of Bourne and is well appointed with a pub, village store and a Co-op supermarket.

**13 East Lane Morton
Bourne PE10 0NW**





ENTRANCE PORCH With uPVC double glazed entrance door and side screen leading to:-

ENTRANCE HALL With 2 radiators, large built in shelved cupboard, airing cupboard housing hot water tank, loft access.

LOUNGE 17' 9" x 15' 1" (5.4m x 4.6m) Max With living flame effect gas fire set in feature surround, 2 radiators TV point, uPVC double glazed window to the front.

KITCHEN 14' 1" x 14' 1" (4.3m x 4.3m) Max With 1½ bowl single drainer stainless steel sink unit, range of base units incorporating cupboards and drawers, with worksurfaces and eye levels above, built in gas hob with oven under and extractor above, integrated fridge freezer, radiator, pair of uPVC double glazed doors to the rear garden, uPVC double glazed window to the rear, radiator, TV point.

UTILITY ROOM 9' 6" x 8' 6" (2.9m x 2.6m) Max With 1½ bowl single drainer stainless steel sink unit, range of base units incorporating cupboards and drawers, with worksurfaces and wall cupboards above. uPVC double glazed window to the rear, uPVC double glazed door to the garden, radiator, ceramic tiled floor, plumbing for washing machine, space for freezer, door to the garage.

BEDROOM 1 16' 1" x 12' 6" (4.9m x 3.8m) Max With radiator, uPVC double glazed window to the front, TV point.

EN-SUITE With low level WC, pedestal wash hand basin, shower cubicle, radiator, uPVC double glazed window to the side, extractor.

BEDROOM 2 10' 6" x 10' 2" (3.2m x 3.1m) Max With radiator, uPVC double glazed window to the rear.

BEDROOM 3 10' 6" x 7' 10" (3.2m x 2.4m) Max With radiator, uPVC double glazed window to the rear.

BATHROOM With low level WC, pedestal wash hand basin, panelled bath with independent shower over, radiator, uPVC double glazed window to the rear, ceramic tiled floor.

OUTSIDE

FRONT GARDEN Comprising of a paved path and granite chipped driveway providing off road parking and leading to :-

GARAGE 17' 9" x 9' 6" (5.4m x 2.9m) Max With up and over door, light and power, Ideal gas fired central heating boiler (fitted 2023).

REAR GARDEN The rear garden is small, but south west facing, and with paved patio, lawn and raised bed, pedestrian access to each side, and mains water tap, and fully enclosed.

Quentin Marks is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

For activities relating to regulated mortgages and non-investment insurance contracts, Sharman Quinney Holdings Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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