

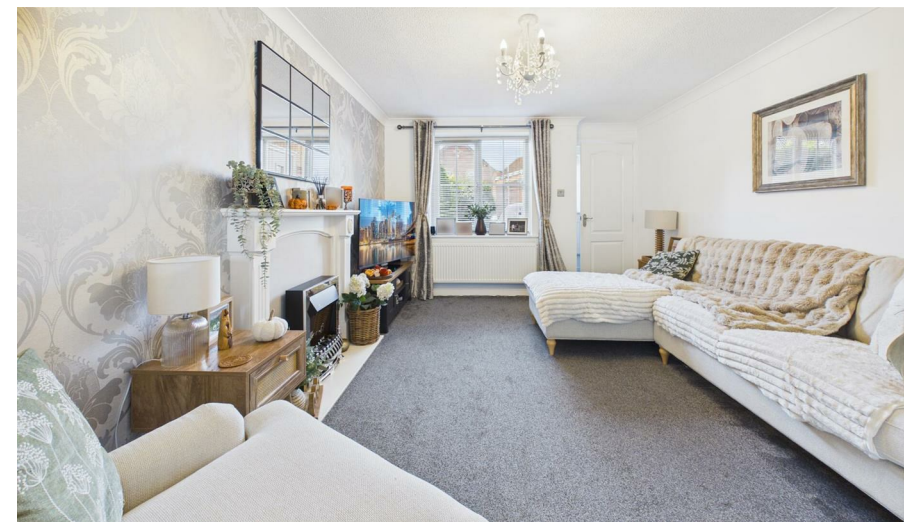
20 PADDINGTON WAY, MORTON, BOURNE, PE10 0PS



£260,000 OFFERS IN EXCESS OF

"Popular village location with no onward chain."

- MODERN DETACHED HOUSE
- THREE BEDROOMS AND ENSUITE
- GARAGE AND DRIVEWAY PARKING
- VERY WELL MAINTAINED THROUGHOUT
- POPULAR VILLAGE LOCATION
- CLOSE TO LOCAL PRIMARY SCHOOL
- REGULAR BUS SERVICE
- LANDSCAPED REAR GARDEN
- NO ONWARD CHAIN
- EPC ENERGY RATING C - COUNCIL TAX BAND C



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer this well-presented detached home on Paddington Way, Morton, Bourne. This delightful property offers a perfect blend of comfort and modern living. Extending to approximately 893 square feet, the property boasts a well-designed layout, ideal for families or first-time buyers.

Upon entering, you are welcomed into an entrance hall, which leads through to the lounge and dining area, with access to the kitchen, utility room and cloakroom. Upstairs, there are three generously sized bedrooms, including a bedroom with an ensuite, alongside a family bathroom.

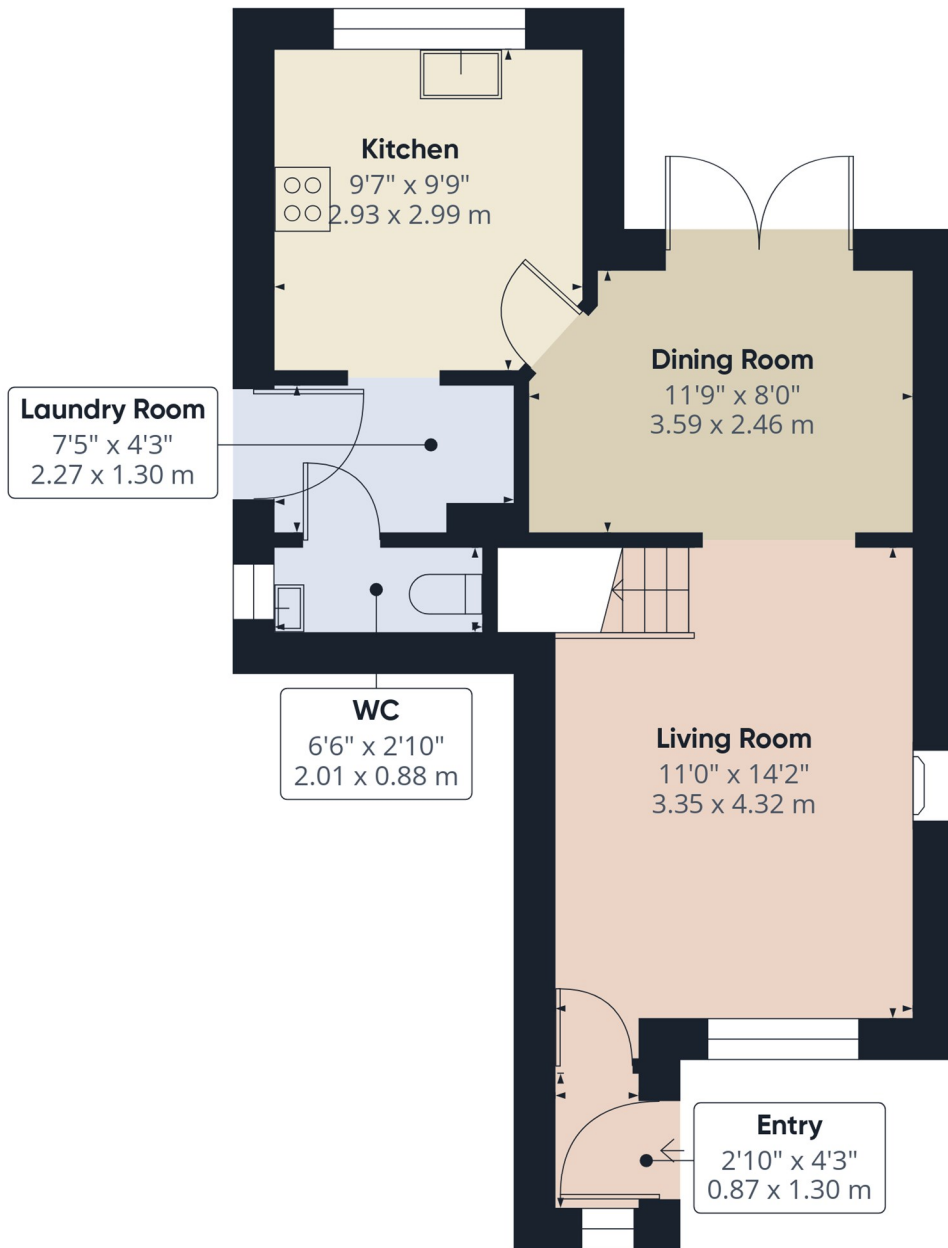
Outside, a driveway provides ample parking and leads to a single garage. The fully enclosed rear garden features a pergola, decking and a lawned area, providing an ideal space for outdoor relaxation.

Built in 1995, this home offers a range of modern features and represents an attractive opportunity for those looking to settle in a village location. The property is being sold with no onward chain, and the surrounding area offers a variety of local amenities, including shops, a school and nearby dog-walking routes.

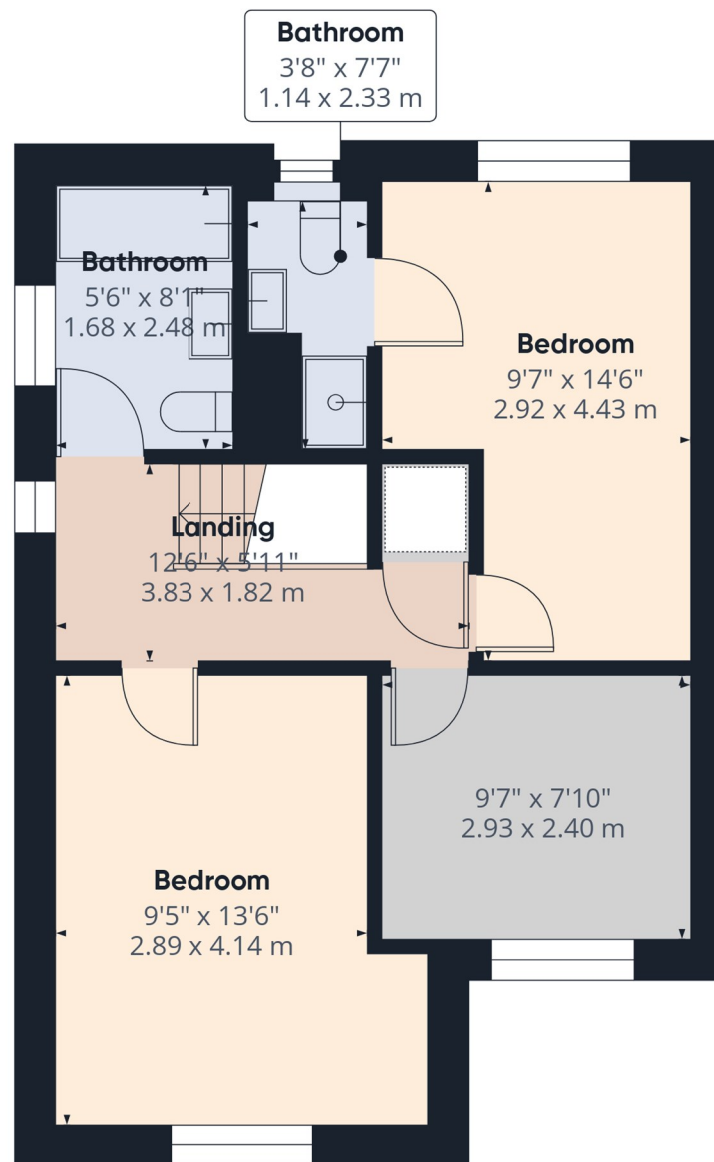
To fully appreciate all that this property has to offer, early viewing is highly recommended.



 3 Bedrooms  2 Bathroom  1 Reception



Floor 0



Floor 1

Approximate total area⁽¹⁾

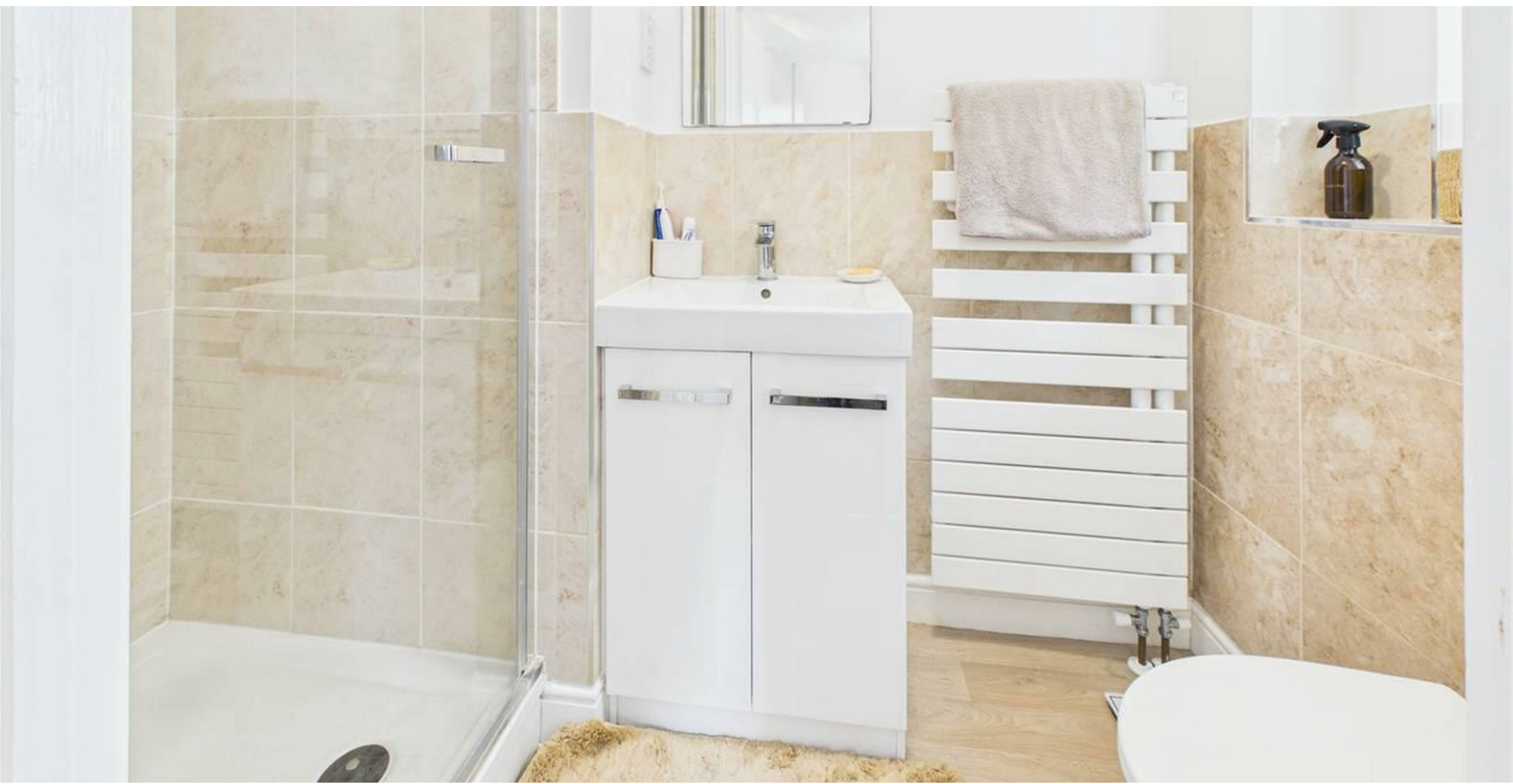
883 ft²

82 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



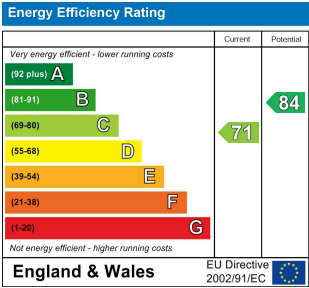


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: C

For the MATERIAL INFORMATION REPORT on this property select the link -

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01778 420011

12 North Street, Bourne, Lincolnshire, PE10 9AB

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

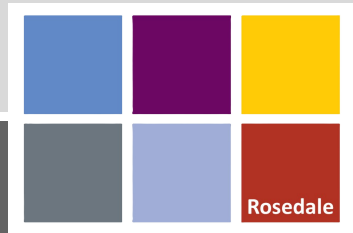
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



rosedalepropertyagents.com