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INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



3 Church View Close, Morton, Bourne, PE10 0PF

£560,000 Freehold

- Executive Detached House
- Entrance Hallway, Cloakroom
- Wow Factor Living Kitchen, Utility
- Lounge
- Ground Floor Fifth Bedroom & Ensuite

A rare opportunity to purchase a stunning five bed detached house located in a popular residential location. This property offers spacious accommodation and is extremely well presented throughout. Viewing is highly recommended at the earliest opportunity to appreciate everything this property has to offer.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

GROUNDFLOOR

ENTRANCE HALLWAY

Front door opening to spacious Entrance Hallway: Wooden flooring, radiator with cover, stairs to first floor.

LIVING KITCHEN/DINER

21' 10" x 20' 9 MAX " (6.65m x 6.32m) Fitted with a comprehensive range of wall mounted and floor standing cupboards including four deep pan drawers a glass fronted display cabinet and a wine rack, complimentary granite composite worktops and splash backs, inset one and a quarter stainless steel sink with a moulded draining board, integrated dishwasher, space for American style fridge/freezer, RANGEMASTER cooker with a five ring gas hob, double electric oven, inset ceiling spot lights, wooden flooring, deep built in storage cupboard, French Doors opening to rear.



UTILITY ROOM

8' 8" x 6' 9" (2.64m x 2.06m) Fitted wall mounted and floor standing cupboards complimentary fitted worktops and splash back tiling, inset stainless steel sink and drainer with mixer tap, space and plumbing under worktop for automatic washing machine and tumble dryer, ceramic floor tiles, part glazed door to rear, pedestrian door to garage, access to roof storage space.

LOUNGE

11' 6" x 20' 9" (3.51m x 6.32m) Wooden flooring, TV point, telephone point, attractive fire surround with electric fire, two radiators, window to front and rear with bespoke wooden shutters.

BEDROOM 5

14' 6" x 8' 11" (4.42m x 2.72m) Wooden flooring, radiator, inset ceiling spot lights, two windows to front with bespoke wooden shutters.

ENSUITE

Enclosed shower cubicle with glass door and splash boards, wall mounted corner hand basin, ceramic floor tiles, inset ceiling spot lights, extractor fan.

CLOAKROOM

Low level WC with concealed flush, pedestal wash hand basin, splash back tiling, wooden flooring, radiator, extractor fan.

FIRST FLOOR LANDING

Radiator with cover, access to roof storage space.

BEDROOM 1

12' 0" x 11' 2" (3.66m x 3.4m) Built in wardrobe, TV point, telephone point, radiator with cover, window to front with bespoke wooden window shutters.

ENSUITE SHOWER ROOM

Corner shower cubicle with glass door, pedestal wash hand basin, low level WC, fully tiled walls, tiled flooring, extractor fan, radiator.

BEDROOM 2

14' 10" x 10' 6" (4.52m x 3.2m) Built in wardrobe radiator, window to front with bespoke wooden shutters.

BEDROOM 3

11' 2" x 10' 6" (3.4m x 3.2m) Built in wardrobe, radiator with cover, window to rear with bespoke wooden window shutters.

BEDROOM 4

10' 6" x 10' 5" (3.2m x 3.18m) TV point and telephone point, airing cupboard housing hot water tank and shelving, radiator, window to front with bespoke wooden shutters.



FAMILY BATHROOM

Panelled bath with mixer shower attachment and glass screen, pedestal wash hand basin, low level WC with concealed flush, wooden effect flooring, radiator, complimentary tiled walls, extractor fan.

EXTERNALLY

GARDEN

The front of this house is open plan and benefits from a large block paved driveway which provides off road parking for several cars and leads to a larger than average garage.

The rear garden is a lovely feature of this property and offers a good degree of privacy. There is an attractive large decked patio seating area with a feature fish pond. The remainder of the garden is mostly laid to lawn with a raised flower bed at the rear and attractive shrub borders. Included in the sale is a timber home/office (19'0" x 9'0") being fully insulated and has power connected.

GARAGE

17' 4 MAX " x 18' 5" (5.28m x 5.61m) Power and light connected, wall mounted gas central heating boiler.

DIRECTIONS

From Eckfords & Longstaff office turn left and proceed heading North. After approximately 3 miles turn right into the village of Morton. Proceed along High Street and into Station Street. Turn right into Church View. Number 3 is located in the top right hand corner.

AMENITIES

Morton is a popular village just 3 miles North of Bourne. It has a village post office and a National supermarket. There is also a village pub and two churches. There are regular bus links to both Bourne and Stamford and from Bourne buses to Peterborough.

There is a free school bus for children attending both the Grammar school and Bourne Academy.

AGENTS NOTE

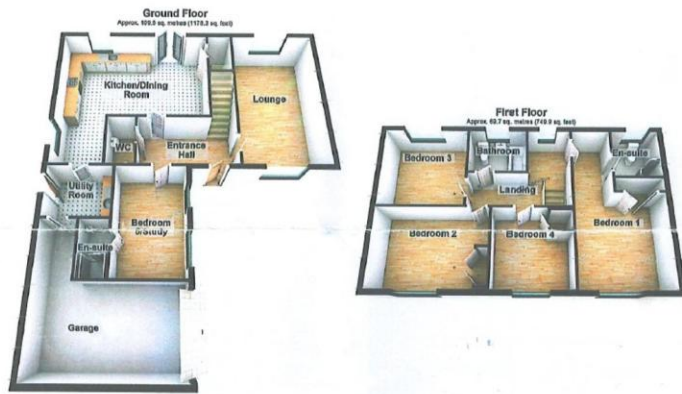
Please note the neighbours at the rear of this property are doing repairs at the rear of this house and so the rear garden photo is an artist impression. The work will include a new garden fence for number 3 and a new roof to the barn in the neighbours garden.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND E

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: 17811

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.

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