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Longstaff & Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



5 Larks Rise , Morton , Bourne , PE10 0RL

£200,000 Freehold

- Semi Detached House
- Lounge/Diner
- Cloakroom
- Kitchen/Diner
- Three Bedrooms

This three bed semi detached house is located in a popular residential location and offers spacious very well presented accommodation. It benefits from a good size lounge, modern refitted kitchen/diner and three bedrooms. Externally there is a single garage, off road parking and an enclosed rear garden with views across open fields and countryside.

SPALDING 01775 766766 BOURNE 01778 420406

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



GROUND FLOOR

ACCOMMODATION

uPVC part glazed front door to Entrance hallway, door to Lounge.

CLOAKROOM

Low level WC with concealed flush, wash hand basin with vanity cupboard under, complimentary splash back tiling, vinyl flooring, heated electric towel rail.

LOUNGE

16' 8" x 13' 0" (5.08m x 3.96m) TV point, telephone point, two wall mounted electric heaters, stairs to first floor.

DINING ROOM

8' 5" x 9' 11" (2.57m x 3.02m) Wall mounted electric heater with shelf over, window to rear open through to Kitchen.



KITCHEN

8' 7" x 8' 11" (2.62m x 2.72m) Fitted wall mounted and floor standing white fronted cupboards, complimentary fitted worktops and splash backs, inset stainless steel sink and drainer with mixer tap, space and plumbing under worktop for automatic washing machine, space for fridge, slim line electric cooker with ceramic hob, wooden effect vinyl flooring, under stairs storage cupboard, part glazed door to outside.

FIRST FLOOR LANDING

Wall mounted electric heater, window to side, access to roof storage space, airing cupboard housing hot water tank.



BEDROOM 1

10' 1" x 13' 0" (3.07m x 3.96m) Window to front, wall mounted electric heater.

BEDROOM 2

10' 1" x 10' 1" (3.07m x 3.07m) Window to rear, wall mounted electric heater.

BEDROOM 3

9' 0" x 6' 4" (2.74m x 1.93m) Window to front, wall mounted electric heater.

BATHROOM

Panelled bath with mixer shower attachment and splash boards, wash hand basin with vanity cupboard, low level WC with concealed flush, wooden effect vinyl flooring, heated towel rail, electric shaver point, inset ceiling spot lights.



EXTERNALLY

The front of this house is open plan and mostly laid to lawn. A driveway runs along the front of the property and provides off road parking and leads to a detached single garage.

The rear garden is fully enclosed and is mostly laid to lawn.

DIRECTIONS

From Eckfords and Longstaff office turn left and proceed into North Street and continue into North Road. Continue heading North along the A15 towards the village of Morton. At the crossroads turn left and then right into Longmeadow. At the end of the road turn left into Larks Rise number 5 is located on the right hand side.

AMENITIES

Morton is a popular village just three miles North of Bourne. It benefits from a post office, national supermarket, village pub, two churches and has a primary school. There are regular bus links to both Bourne, Peterborough and Stamford.



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TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND B

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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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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