

EST 1770



**Longstaff**.COM  
INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 [www.longstaff.com](http://www.longstaff.com)



**12 Waterloo Drive, Morton, Lincolnshire, PE10 0PJ**

**£275,000 Freehold**

- Detached House
- Entrance Hall Way, Cloakroom
- Lounge through to Dining Room
- Modern Refitted Kitchen

**SIMPLY STUNNING.**

This three bed detached house offers spacious, exceptionally well presented accommodation. Situated in the popular village of Morton this property should be viewed to appreciate everything it has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

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



## GROUND FLOOR

### ACCOMMODATION

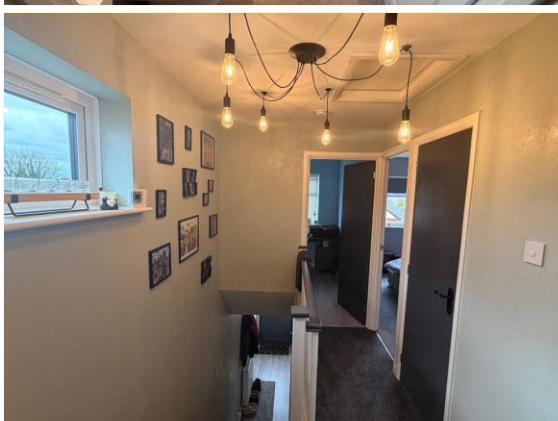
Part glazed front door to Entrance Hallway: Radiator, stairs to first floor, laminate flooring.

### CLOAKROOM

Low level WC with concealed flush, wash hand basin with vanity cupboard under, complimentary splash back tiling, laminate flooring, radiator, inset ceiling spot lights.

### LOUNGE

12' 1" x 14' 4" (3.68m x 4.37m) Bay window to front, TV point and telephone point, fire surround, tiled back plate and polished stone hearth, coving with concealed mood lighting, laminate flooring, radiator. Archway through to Dining Room.



#### **DINING ROOM**

7' 9" x 11' 8" (2.36m x 3.56m) Laminated flooring, patio doors opening to outside, radiator.

#### **KITCHEN**

11' 6 max" x 16' 1 max" (3.51m x 4.9m) In L-Shape, Fitted wall mounted and floor standing cupboards including deep pan drawers, complimentary worktops and splash back tiling, inset one and a quarter bowl polycarbonate sink and drainer with mixer tap, four ring gas hob, extractor canopy over, electric oven, integrated dishwasher, to opposite end of kitchen breakfast bar, space for American style fridge/freezer, radiator, inset ceiling spot lights, patio doors to outside mood lighting, ceramic floor tiles, deep under stairs storage cupboard.

#### **UTILITY ROOM**

7' 10" x 5' 1" (2.39m x 1.55m) Fitted wall mounted and floor standing cupboards with complimentary fitted worktops and splash back tiling, inset, stainless steel sink and drainer, complimentary splash back tiling, space and plumbing under worktop for automatic washing machine and tumble dryer, ceramic floor tiles, radiator, part glazed uPVC door to outside, inset ceiling spot lights.

#### **FIRST FLOOR LANDING**

Airing cupboard housing hot water tank and shelving, access to roof storage space which houses an internal TV aerial.

#### **BEDROOM 1**

9' 3" x 12' 0" (2.82m x 3.66m) Fitted wardrobes with bed space between, mood lighting above wardrobes, radiator, TV point, window to front.

#### **ENSUITE SHOWER ROOM**

Enclosed shower cubicle, fully tiled, glass screen, low level WC with concealed flush, wash hand basin with mixer tap and vanity cupboard under, complimentary splash back tiling, chrome heated ladder towel rail, extractor fan, inset ceiling spot lights, tiled flooring.

#### **BEDROOM 2**

8' 7" x 10' 6" (2.62m x 3.2m) Radiator, window to rear.

#### **BEDROOM 3**

5' 11" x 8' 11" (1.8m x 2.72m) Laminated flooring, radiator, inset ceiling spot lights, telephone point, built in storage cupboard, window to front.

#### **FAMILY BATHROOM**

Panelled bath with shower over, Umbrella style shower head and mixer shower attachment, glass screen, inset ceiling spotlights, fully tiled walls, low level WC with concealed flush, wash hand basin with vanity cupboard under, vinyl flooring, touch screen mirror with lights.

#### **EXTERNALLY**

#### **GARDEN**

The front of this property is open plan. It benefits from a driveway leading to the single garage with the remainder of the front laid to gravel. At gate to one side of the house leads to the fully enclosed very well presented rear garden. The rear garden has a large paved patio with a pergola over which is an ideal cover for either a hot tub or an outside kitchen. The remainder of the garden is laid to lawn with gravelled borders with attractive shrubs. At the rear of the garden there is a further private decked patio seating area. Overall the garden is a haven to sit and relax in.

**EPC AND FLOOR PLAN TO FOLLOW**

**TENURE** Freehold

**SERVICES** All mains

**COUNCIL TAX BAND** C

**LOCAL AUTHORITIES**

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

**PARTICULARS CONTENT**

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

**Ref: 17785**

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.

**ADDRESS**

R. Longstaff & Co LLP.  
23 North Street  
Bourne  
Lincolnshire  
PE10 9AE

**CONTACT**

T: 01778 420406  
E: [boume@longstaff.com](mailto:boume@longstaff.com)  
[www.longstaff.com](http://www.longstaff.com)

## THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist

