



2 The Paddock, Morton, Bourne, PE10 0NY

 **NEWTON FALLOWELL**



Key Features

- Detached Family Home over 2000 Sq. ft
- Four Double Bedroom
- Four Reception Rooms
- Detached Double Garage
- En-suite, Family Bathroom and Downstairs WC
- Substantial Dual-Aspect Lounge
- Comprehensive Kitchen & Utility
- EPC Rating E (2017)
- Freehold

£465,000





This substantial and thoughtfully laid out four-bedroom family home offers over 2,000 sq. ft. of versatile living space, perfectly suited to modern family life. Ideally located within walking distance of highly regarded local schools, the property is perfectly positioned for families seeking both convenience and comfort.

The ground floor is designed with both everyday living and entertaining in mind. A welcoming entrance hall leads through to a spacious lounge, providing a cosy yet elegant setting for family evenings with direct access into a bright conservatory that overlooks the garden, creating a wonderful space for children to play or for relaxed summer gatherings. The adjoining dining room is ideal for hosting. At the heart of the home is a generous kitchen, offering ample workspace and storage, with easy access to a separate utility room perfect for managing busy family routines. A dedicated study provides an excellent work-from-home space or homework area, while a convenient downstairs WC completes the ground floor.

Upstairs, the property continues to impress with four well-proportioned bedrooms, offering flexibility for growing families, guest accommodation, or additional workspace if needed. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom, all accessed from a central landing.

Externally, at the heart of the garden is a large, level manicured lawn, ideal for family activities. The perimeter is softened by mature trees, established shrubs, and climbing ivy, providing a lush, green backdrop and an excellent degree of privacy. A spacious patio area to the side provides the perfect spot for alfresco dining and entertaining. The garden also features a charming wooden pergola and a dedicated bird-feeding station, adding to the tranquil atmosphere. The home features a detached double garage and additional driveway parking, ensuring plenty of space for multiple vehicles and storage.





Entrance Hall

Lounge 6.24m x 3.75m (20'6" x 12'4")

Dining Room 3.46m x 2.86m (11'5" x 9'5")

Conservatory 3.51m x 3.34m (11'6" x 11'0")

Study 1.94m x 3.18m (6'5" x 10'5")

Kitchen 4.66m x 3.78m (15'4" x 12'5")

Utility Room 1.8m x 3.18m (5'11" x 10'5")

Downstairs WC 1.55m x 0.99m (5'1" x 3'2")

Landing

Bedroom One 3.79m x 3.18m (12'5" x 10'5")

En-suite 2.38m x 0.78m (7'10" x 2'7")

Bedroom Two 3.25m x 3.76m (10'8" x 12'4")

Bedroom Three 2.99m x 3.76m (9'10" x 12'4")

Bedroom Four 2.47m x 3.15m (8'1" x 10'4")

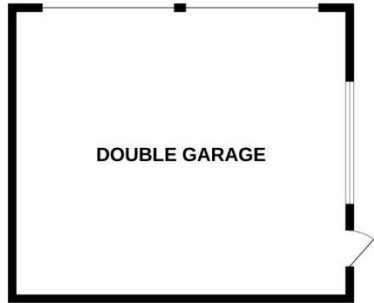
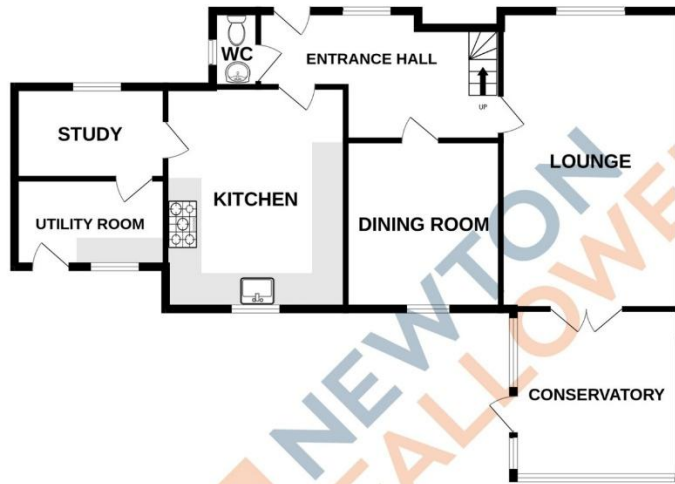
Bathroom 2.34m x 1.95m (7'8" x 6'5")

Double Garage





GROUND FLOOR
1437 sq.ft. (133.5 sq.m.) approx.

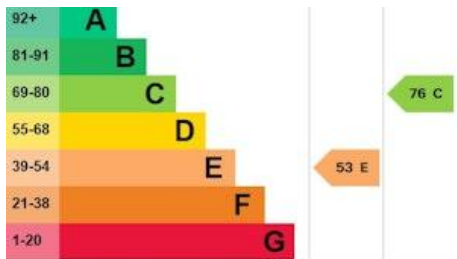


1ST FLOOR
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 2092 sq.ft. (194.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: E

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.