



2 The Paddock, Morton  
£465,000

 **NEWTON FALLOWELL**

## 2 The Paddock

### Morton, Bourne

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.

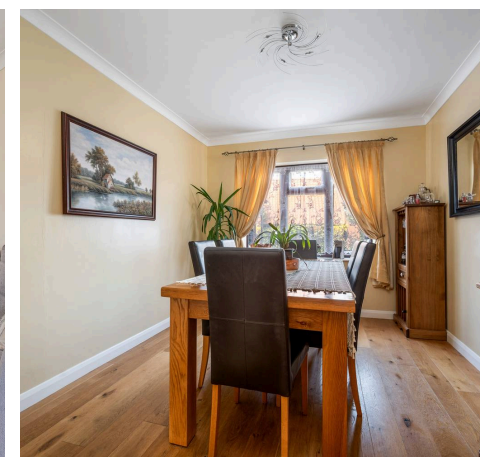
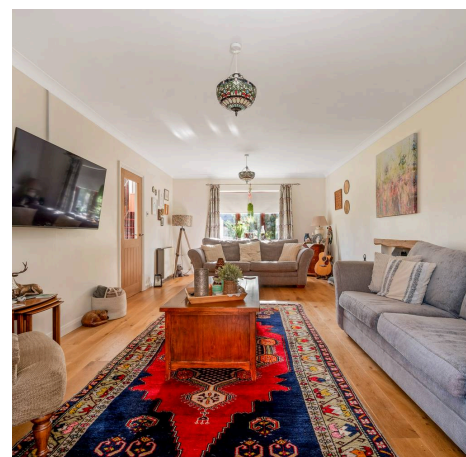
The ground floor is designed with both everyday living and entertaining in mind. A welcoming entrance hall leads through to a spacious lounge, providing a cosy yet elegant setting for family evenings with direct access into a bright conservatory that overlooks the garden, creating a wonderful space for 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 al fresco 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.

Council Tax band: E

Tenure: Freehold





#### Entrance Hall

#### Lounge

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

#### Dining Room

11' 4" x 9' 5" (3.46m x 2.86m)

#### Conservatory

11' 6" x 10' 11" (3.51m x 3.34m)

#### Study

10' 5" x 6' 4" (3.18m x 1.94m)

#### Kitchen

15' 3" x 12' 5" (4.66m x 3.78m)

#### Utility Room

10' 5" x 5' 11" (3.18m x 1.80m)

#### Downstairs W.C

5' 1" x 3' 3" (1.55m x 0.99m)

#### Landing

#### Bedroom One

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

#### En-Suite

7' 10" x 2' 7" (2.38m x 0.78m)

#### Bedroom Two

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

#### Bedroom Three

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

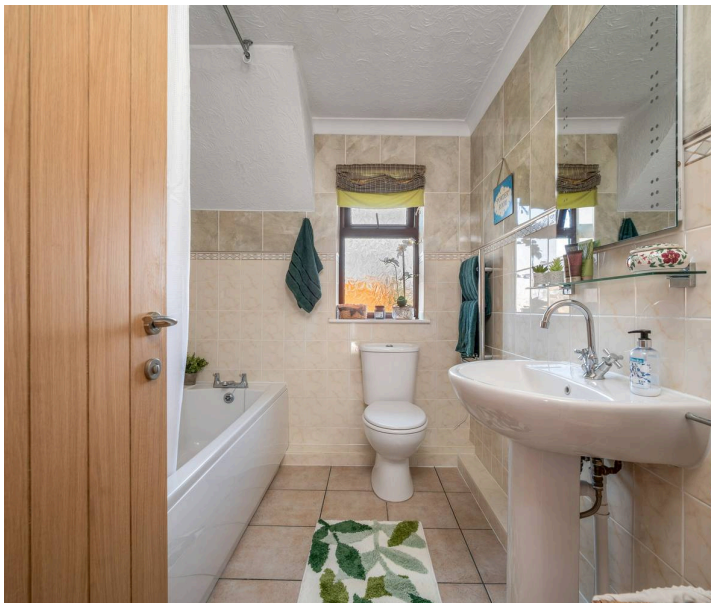
#### Bedroom Four

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

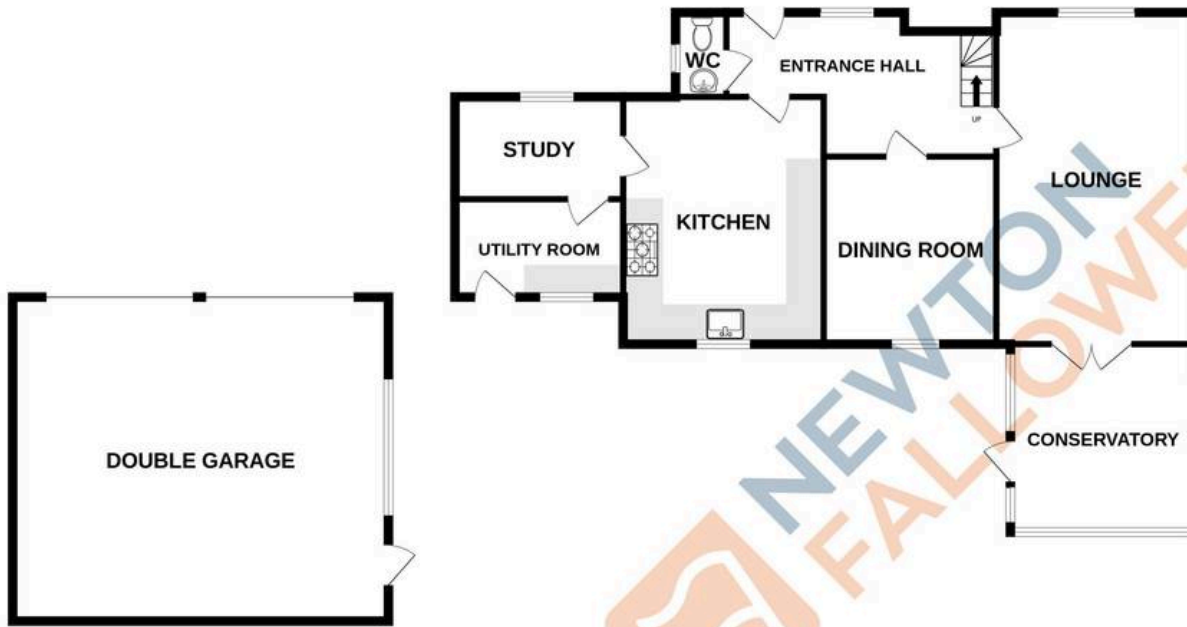
#### Bathroom

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

#### 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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## Newton Fallowell - Bourne

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