



Folkingham Road, Morton Bourne
£175,000 **Freehold**

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Key Features



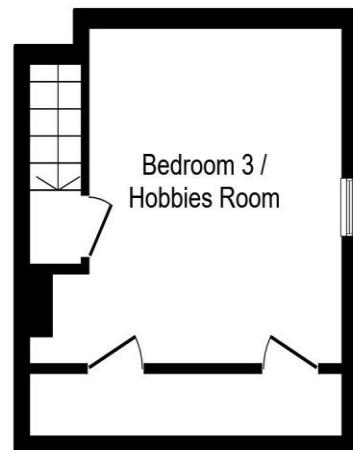
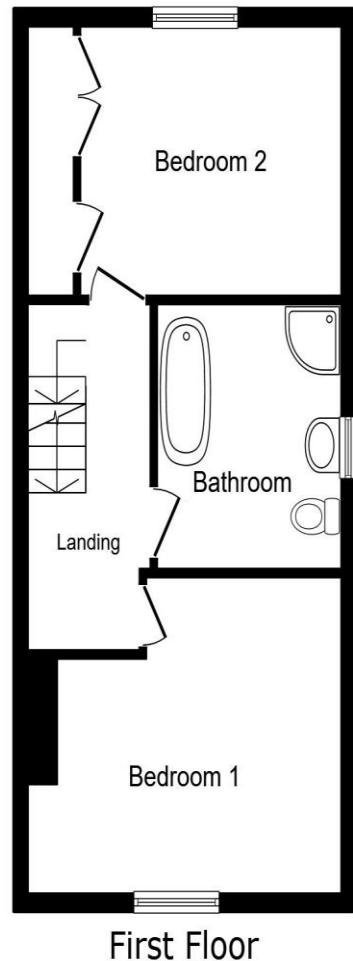
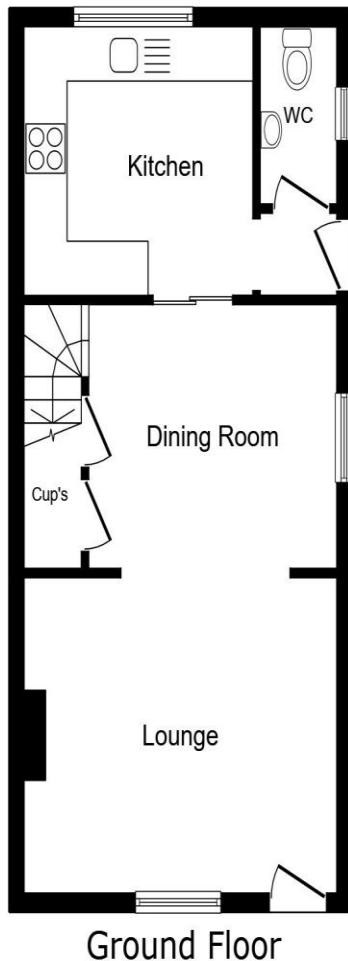
- Beautifully Presented Home
- 3 Bedrooms
- Lounge
- Dining Area
- Fitted Kitchen

This attractive 2/3 bedoomed end terraced cottage offers well-proportioned accommodation arranged over three floors and enjoys a warm, homely atmosphere throughout.

The ground floor features a welcoming living room with built-in recessed storage cupboards, which opens through to the dining room. The dining room benefits from a ceramic tiled floor and fitted understairs storage cupboards and drawers, providing excellent practicality. To the rear of the property, the kitchen is well equipped with a good range of base and eye-level units, plumbing for a dishwasher and washing machine, and space for a tumble dryer. The kitchen includes a glass hob with oven beneath and extractor hood above. A rear lobby provides access to the outside and to the downstairs WC.

On the first floor are two generously sized double bedrooms, with the second bedroom, located at the rear of the property, benefiting from fitted wardrobes spanning the full length of one wall. The spacious bathroom has been refitted and comprises a low-level





WC, wash hand basin, freestanding bath with shower attachment, and a separate shower cubicle.

A staircase from the first-floor landing leads to the second floor, where there is a hobbies room/third bedroom featuring a side-facing window and built-in storage cupboards. The loft conversion providing this space was completed prior to the current owner's ownership.

Externally, the property benefits from a driveway to the side, providing off-road parking and access through to the rear garden. The rear garden is a particularly pleasant feature, offering a paved patio area, gravelled section, lawn beyond, and raised decking beneath a pergola. It should be noted that the owners of the adjoining property, number 8 Folkingham Road, have pedestrian access across the garden, although we understand they only use this for the purposes of putting their bins out.

Measurements

Living Room: 4.36m x 3.49m

Dining Room: 3.56m x 2.89m

Kitchen: 3.19m x 2.97m

Bedroom One: 4.36m (max) x 3.49m

Bedroom Two: 3.63m x 2.97m

Bedroom Three / Hobbies Room: 3.73m (max) x 3.58m, with restricted head height to 2.58m

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