



46 Haconby Lane, Bourne, PE10 0NP





3 1 1

## Key Features

- Detached Bungalow
- Three Double Bedrooms
- Kitchen/Diner
- Enclosed Rear Garden
- Driveway Providing Off Road Parking
- Garage
- 1/4 Acre Plot (STS) – subject to survey
- Potential To Extend (STP) – subject to planning
- EPC Rating C

£275,000







Situated in the highly desirable village of Morton, this three-bedroom detached bungalow offers generous living space in a non-estate location. The home boasts three double bedrooms, one reception room, a garage, off-road parking for multiple vehicles, a utility room, and a private, non-overlooked rear garden. Additional benefits include a hedge-lined frontage for added privacy and dual access driveways to the front.

Upon entering, you're welcomed into a spacious brick-built porch, which leads into the main entrance hall. The porch is laid to vinyl flooring. To the right of the entrance hall is a generous lounge with large PVC windows to the front aspect allowing for plenty of natural light. Adjacent to the lounge is Bedroom One, a well-proportioned double room with a front-facing window and finished with carpet. Bedroom Three, further along the hall, is another good-sized double room. At the rear of the hall, Bedroom Two features glass sliding doors that open into a large, partially brick-built sunroom, which has a door providing direct access to the private rear garden. Next to this bedroom is the family bathroom, which includes a bath with overhead shower, WC, and wash basin, and is also laid to vinyl. To the right of the hallway is the kitchen/diner, featuring a range of wall and base-mounted units, an inset sink with mixer tap, and space for freestanding appliances such as a fridge/freezer and cooker. There is also ample space for a dining table and the added convenience of a pantry cupboard. Leading off the kitchen is the utility room, offering further worktop space and room for a washing machine and tumble dryer. A rear sliding door leads to the garden, and an internal door provides access to the integral garage.



Externally, the private rear garden enjoys a high degree of privacy and features a mix of lawn and patio areas. The front of the property is predominantly gravelled for low-maintenance off-road parking and is framed by mature hedging.





Porch 2.39m x 2.74m (7'10" x 9'0")

Hall 1.98m x 4.87m (6'6" x 16'0")

Bedroom 1 3.62m x 3.5m (11'11" x 11'6")

Bedroom 3 3.62m x 2.5m (11'11" x 8'2")

Lounge 4.48m x 3.7m (14'8" x 12'1")

Kitchen/Diner 4.84m x 2.99m (15'11" x 9'10")

Bedroom 2 3.62m x 3.15m (11'11" x 10'4")

Sun Room 3.04m x 3.59m (10'0" x 11'10")

Bathroom 1.93m x 2.67m (6'4" x 8'10")

Utility 3.25m x 3.21m (10'8" x 10'6")

Garage 5.21m x 3.21m (17'1" x 10'6")

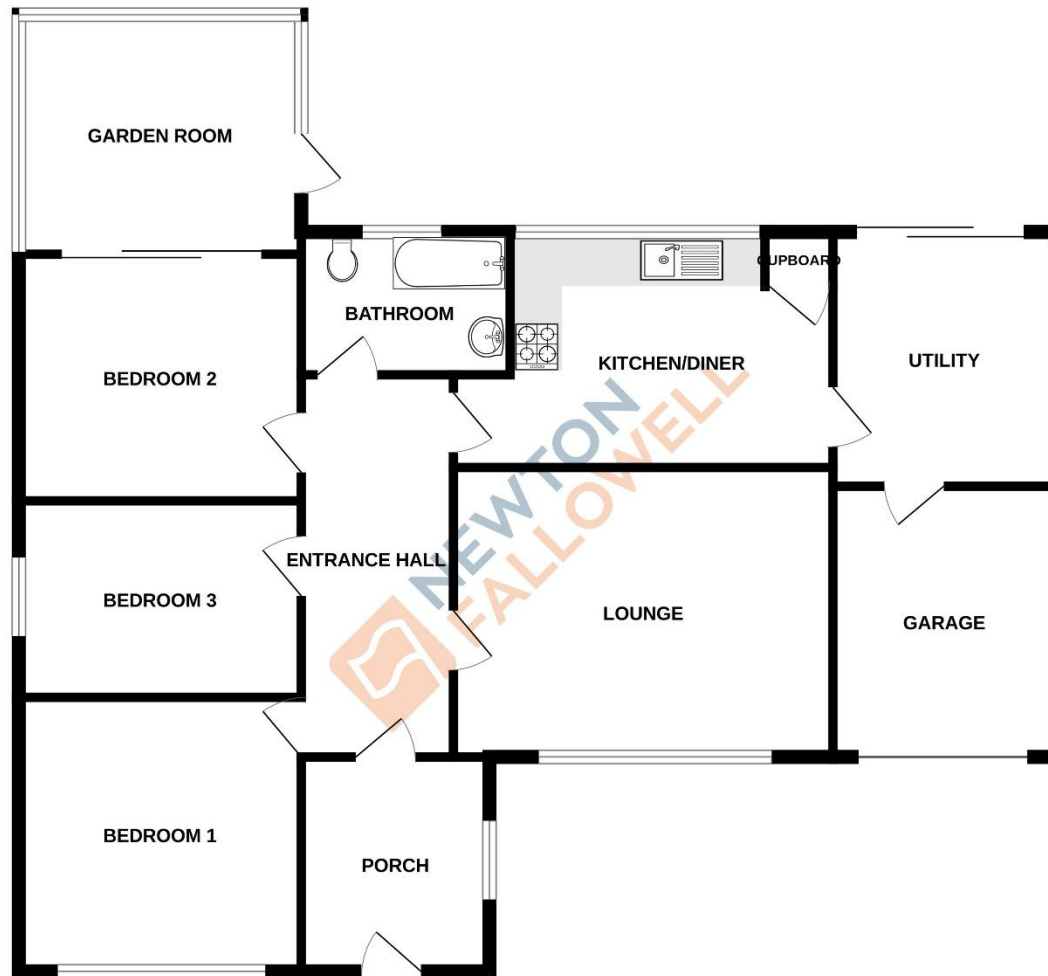








GROUND FLOOR  
1236 sq.ft. (114.8 sq.m.) approx.



**COUNCIL TAX INFORMATION:**

Local Authority: South Kesteven  
Council Tax Band: C

**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 £55 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.

TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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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