



9 Waterloo Drive, Morton
£265,000

 **NEWTON FALLOWELL**

9 Waterloo Drive

Morton, Bourne

Presenting this impressive three bedroom detached home, offering spacious and versatile accommodation ideal for families or those seeking generous living space. Upon entering, you are greeted by a welcoming hallway that leads to three well-proportioned reception rooms, including a bright and airy conservatory that provides a fantastic space for relaxation or entertaining guests. The main lounge is thoughtfully designed for comfort with storage under the stairs, while the additional reception room offers flexibility for use as a formal dining area. A convenient downstairs W.C. adds practicality to the ground floor layout.

Upstairs, the property boasts three spacious bedrooms with the principal bedroom benefiting from an en-suite shower room. A family bathroom serves the remaining bedrooms with an open landing adding to the space of the home.

The integral garage provides secure parking or valuable storage space, enhancing the practicality of this home. The large block paved driveway at the front of the property accommodates multiple vehicles, making it ideal for households with several cars. The private and mature rear garden is another added benefit with not being overlooked.

Located in a sought-after residential area with excellent access to local amenities, reputable schools and transport links, this home is perfectly positioned for both convenience and lifestyle. With its combination of generous living areas, well-appointed bedrooms and practical features such as the integral garage, extensive driveway and private rear garden, this detached house represents a superb opportunity for buyers seeking a comfortable and flexible family home. Early viewing is highly recommended to fully appreciate the quality and space on offer in this exceptional property.



**Entrance Hall**

3' 3" x 4' 4" (0.99m x 1.31m)

W.C

5' 0" x 4' 4" (1.53m x 1.31m)

Living Room

13' 5" x 12' 11" (4.08m x 3.93m)

Dining Room

9' 2" x 7' 8" (2.80m x 2.33m)

Conservatory

12' 1" x 9' 7" (3.69m x 2.91m)

Kitchen

9' 3" x 11' 10" (2.81m x 3.60m)

Garage

16' 9" x 8' 10" (5.10m x 2.68m)

Landing**Bedroom One**

9' 4" x 12' 7" (2.85m x 3.84m)

En-Suite

4' 4" x 7' 9" (1.33m x 2.37m)

Bedroom Two

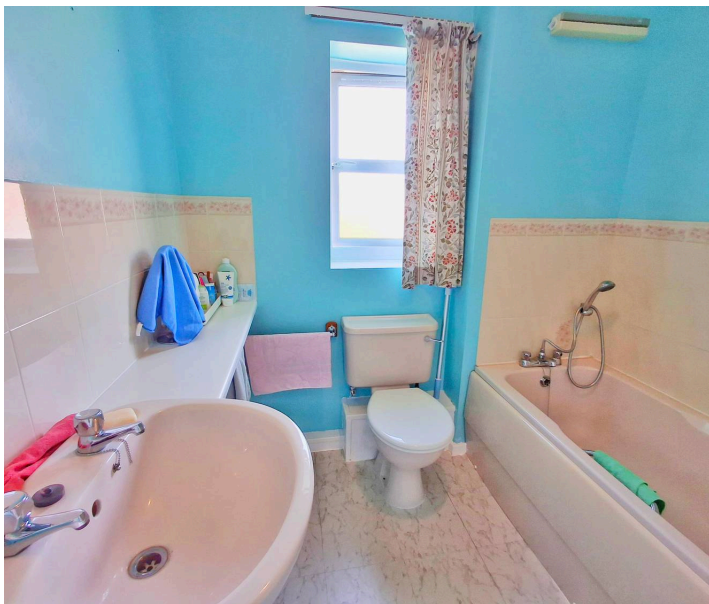
10' 8" x 10' 4" (3.26m x 3.14m)

Bedroom Three

7' 5" x 9' 2" (2.25m x 2.79m)

Bathroom

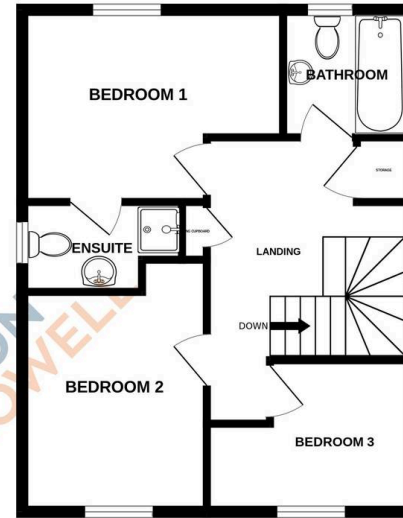
6' 2" x 6' 2" (1.89m x 1.89m)



GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1128 sq.ft. (104.8 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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Newton Fallowell - Bourne

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