



39 Haconby Lane, Morton

Offers Over £190,000

 **NEWTON FALLOWELL**

## 39 Haconby Lane

Morton, Bourne

Being sold with NO ONWARD CHAIN!

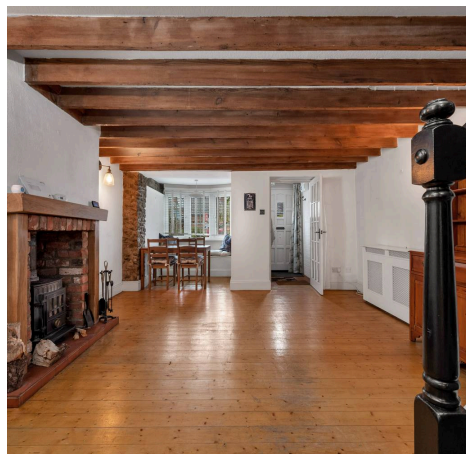
This delightful two-bedroom cottage is full of character and original features, including beamed ceilings, exposed stone walls, and a beautiful stone fireplace with a wood-burning stove.

Tucked away in a quiet off-road position in the sought-after village of Morton, the property offers a spacious lounge with a bay window, a recently upgraded high-quality kitchen, and a modern ground-floor shower room with under floor heating. Upstairs, there are two well-proportioned bedrooms.

The current owner has carried out significant improvements, including replacing the front flat roof, pitched roof, and back flat roof, as well as rewiring the home and adding a new shower to enhance comfort and convenience.

To the front, the cottage benefits from a gravelled driveway providing parking for two cars, enclosed by a stone wall and featuring a charming crazy-paved path leading to the front door.

At the rear, there is a paved patio area with a timber garden shed included. The property also enjoys a pedestrian right of way to a small brick store (formerly an outside privy) with paving slabs and views across a neighbouring paddock.





**Porch**

**Lounge Diner**

14' 11" x 12' 10" (4.54m x 3.92m)

**Kitchen**

13' 9" x 7' 5" (4.18m x 2.25m)

**Shower Room**

10' 2" x 4' 11" (3.10m x 1.50m)

**Landing**

**Principal Bedroom**

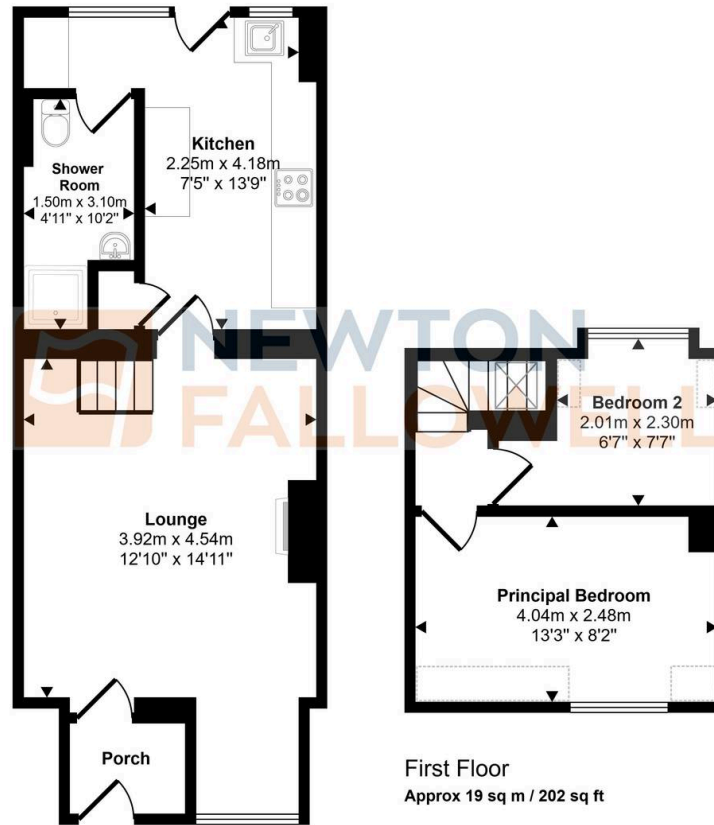
8' 2" x 13' 3" (2.48m x 4.04m)

**Bedroom Two**

7' 7" x 6' 7" (2.30m x 2.01m)




Approx Gross Internal Area  
61 sq m / 653 sq ft



Ground Floor  
Approx 42 sq m / 451 sq ft

First Floor  
Approx 19 sq m / 202 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Newton Fallowell - Bourne

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