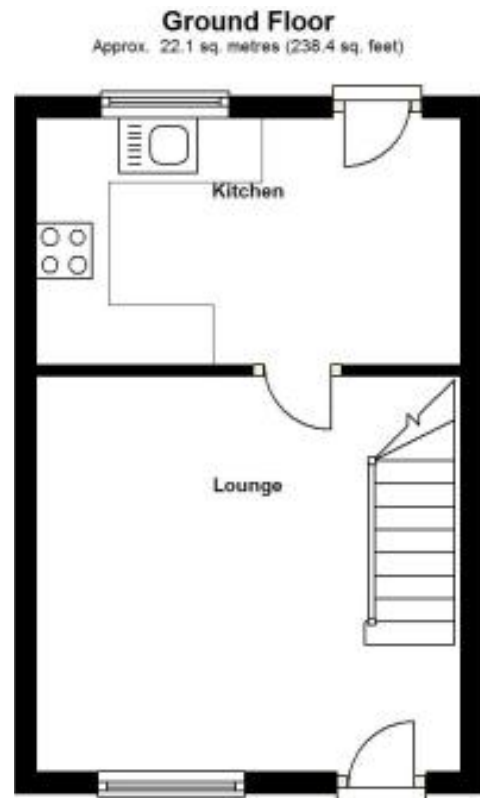


Rosehip Road, Morton, Bourne

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive	



Total area: approx. 43.5 sq. metres (468.2 sq. feet)



22 Rosehip Road, Morton, Bourne, Lincolnshire, PE10 0PD

£160,000 Freehold

Offered for sale with NO CHAIN this modern two bedroom property would make an ideal first time buy or a great buy to let investment. The property is offered for sale in good condition throughout and benefits from, lounge, kitchen/dining room, two bedrooms and family bathroom. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside there is a driveway to the front providing off road parking and to the rear a fully enclosed easy to maintain garden. Please call 01778 392807 for more information.

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ACCOMMODATION

Lounge - 12'4" x 10'4" (3.76m x 3.15m) with double glazed window to the front aspect, stairs off to first floor, radiator, understairs storage cupboard, TV point, laminate floor.

Kitchen/Dining Room - 12'4" x 8' (3.76m x 2.44m) fitted with a range of modern units comprising base and eye level units with worksurfaces and tiled splashbacks, stainless steel sink unit, integrated oven and hob, plumbing for washing machine, space for fridge freezer, laminate floor, double glazed window and door to the rear aspect, coving to ceiling, boiler supplying hot water and central heating.

First Floor Landing - with access to loft space.

Bedroom One - 9'2" x 8'5" (2.8m x 2.57m) with two double glazed windows to the front aspect, laminate floor, radiator, built-in wardrobe.

Bedroom Two - 7'5" x 6'9" (2.26m x 2.06m) with double glazed window to the rear aspect, radiator.



Bathroom - having a three piece suite comprising low level WC, panel bath with wall mounted shower and screen, wash hand basin, radiator, airing cupboard housing hot water tank and shelving.

Outside - to the front there is off street parking for one car. To the rear is low maintenance garden being mainly paved with fencing to all sides.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A