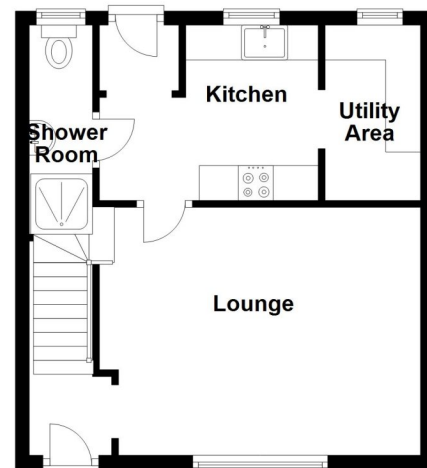
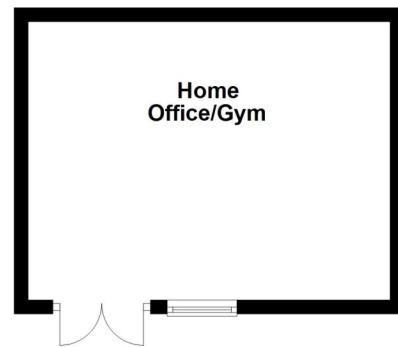


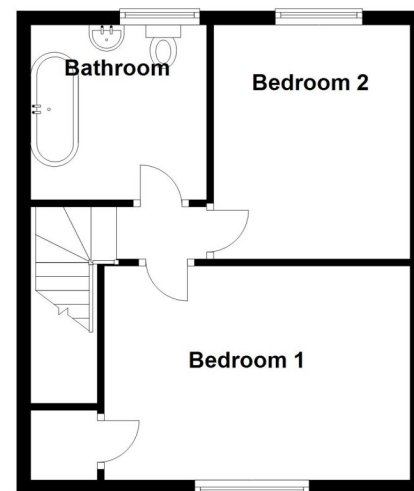
## Station Road, Morton, Bourne

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.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 66 Station Road, Morton, Bourne, Lincolnshire, PE10 0NN

£199,950 Freehold

Offered for sale with no ongoing chain this former three bedroom home has now been converted into a spacious two bedroom with upstairs bathroom and downstairs shower room plus large established garden with quality home office/workshop. The property benefits from a spacious lounge, modern fitted kitchen with utility room off and shower room. Upstairs there are two well-proportioned bedrooms plus a modern fitted bathroom which was formally the third bedroom. Please call 01778 392807 for more information.

Two Bedroom Mid-Terrace | Popular Village Location | Off Street Parking | No Ongoing Chain | EPC Rating C | Council Tax Band A

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## ACCOMMODATION

**Entrance Hall** - With stairs leading to the first floor and door leading to.

**Lounge** - 15'3" x 11'8" (4.65m x 3.56m) With attractive feature fireplace, upvc double glazed window to the front, picture rail, radiator, power points and door leading to.

**Kitchen** - 10'5" x 8'3" (3.18m x 2.51m) With modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in oven and hob, space for dishwasher, part tiled walls, tiled flooring, upvc double glazed window to the rear, door leading to a rear porch area with door to the rear garden and archway to.

**Utility Area** - 8'3" x 4'8" (2.51m x 1.42m) With range of wall and base units with fitted worktop, space for washing machine, space for fridge freezer, tiled flooring, upvc double glazed window to the rear.

**Shower Room** - With a modern fitted suite comprising, shower cubicle, low level wc, wash hand basin, tiled flooring, part tiled walls and frosted window.



**First Floor Landing** - With door leading to.

**Bedroom One** - 15'4" x 10'1" (4.67m x 3.07m) With fitted wardrobes, over stairs storage cupboard, upvc double glazed window overlooking the front, radiator and power points.

**Bedroom Two** - 10'4" x 9'6" (3.15m x 2.9m) With upvc double glazed window to the rear, radiator, power points and wall mounted gas combi boiler supplying hot water and central heating.

**Bathroom** - With modern fitted suite comprising, freestanding bath, low level wc, wash hand basin, part tiled walls, tiled flooring, heated towel rail and frosted window.



**Outside** - To the front there is a driveway providing off road parking with leads to a lawned garden with pathway to the front door. The rear garden is a generous lawned garden with mature trees and shrubs leading to a HOME OFFICE/GYM (16'6" x 13'5") with power and light and a further timber shed.

## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

A

