

1 Saddler Drive Morton

Bourne PE10 0XS

Offers Over £300,000



Modern Detached House

Refitted Kitchen

Double Garage

19' Lounge

Utility Room

Gas Central Heating

Separate Dining Room

Downstairs WC

Viewing Recommended





**1 Saddler Drive
Morton
Bourne
PE10 0XS**

GENERAL DESCRIPTION: This is a modern 'Wilcon' built detached family home which offers spacious accommodation in a popular village to the north of Bourne.

The house has the benefit of a downstairs WC, good sized lounge which has patio doors to the south facing garden and there is a separate Dining room.

Upstairs the house has 4 good size bedrooms, the main bedroom features an ensuite shower room. Considered an ideal family home, viewing is recommended.





ENTRANCE PORCH With entrance door and door to:-

ENTRANCE HALL With radiator and stairs to first floor.

CLOAKROOM With low level WC, vanity wash hand basin with cupboard under, radiator, uPVC double glazed window to rear.

LOUNGE 19' 4" x 10' 6" (5.9m x 3.2m) Max With TV point, 2 radiators, uPVC double glazed windows to the front and side, pair of uPVC double glazed French doors to the garden.

DINING ROOM 9' 11" x 9' 1" (3.02m x 2.78m) Max With uPVC double glazed window to the front and side, radiator.

KITCHEN 10' 10" x 9' 7" (3.3m x 2.93m) Max Refitted with 1½ bowl single drainer stainless steel sink unit, range of base units incorporating cupboards and drawers with work surfaces and eye level cupboards, plumbing for dishwasher, glass hob with extractor above and electric oven under, uPVC double glazed window to side, ceramic tiled floor.

UTILITY ROOM 6' 6" x 5' 4" (1.98m x 1.62m) With plumbing for washing machine, worktop, Worcester gas central heating boiler, uPVC double glazed door to garden, storage cupboard, ceramic tiled floor.

BEDROOM 1 11' 8" x 10' 10" (3.55m x 3.3m) Max Built in wardrobes to either side of bed space and with additional wardrobes, uPVC double glazed window to side, radiator.

EN-SUITE Low level WC, pedestal wash hand basin, shower cubicle, shaver point, fully tiled walls, uPVC double glazed window to rear, ceramic tiled floor, heated towel rail.

BEDROOM 2 14' 10" x 8' 4" (4.52m x 2.53m) Max Radiator, uPVC double glazed windows to front and side, radiator, built in wardrobes.

BEDROOM 3 8' 11" x 10' 9" (2.73m x 3.27m) Max uPVC window to front and side, radiator, built in wardrobe with hanging rail and shelving.

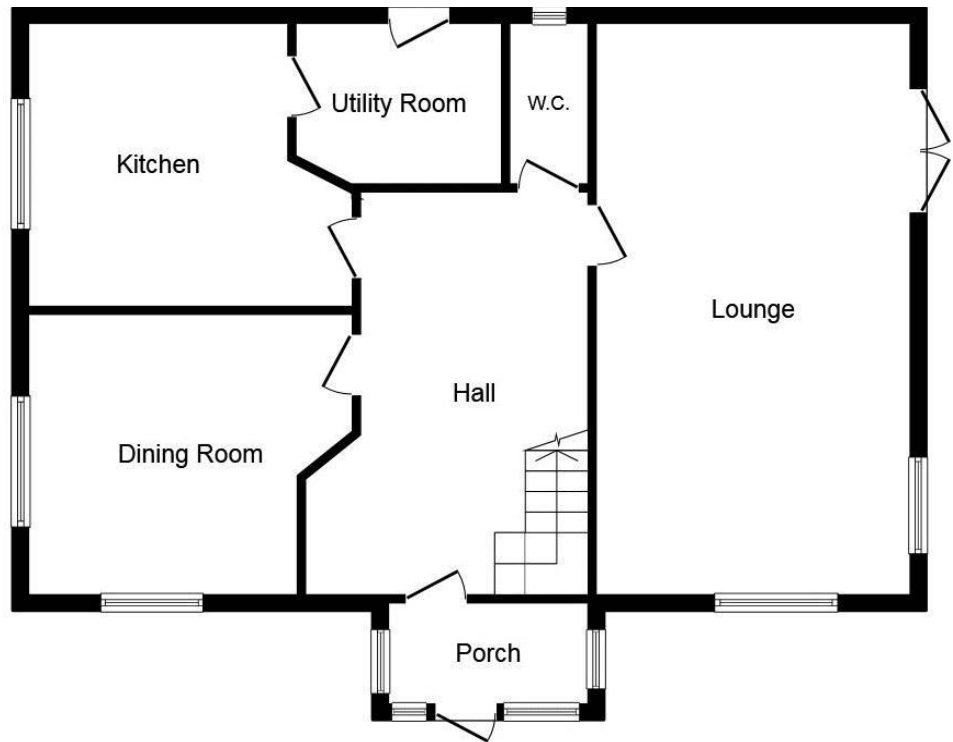
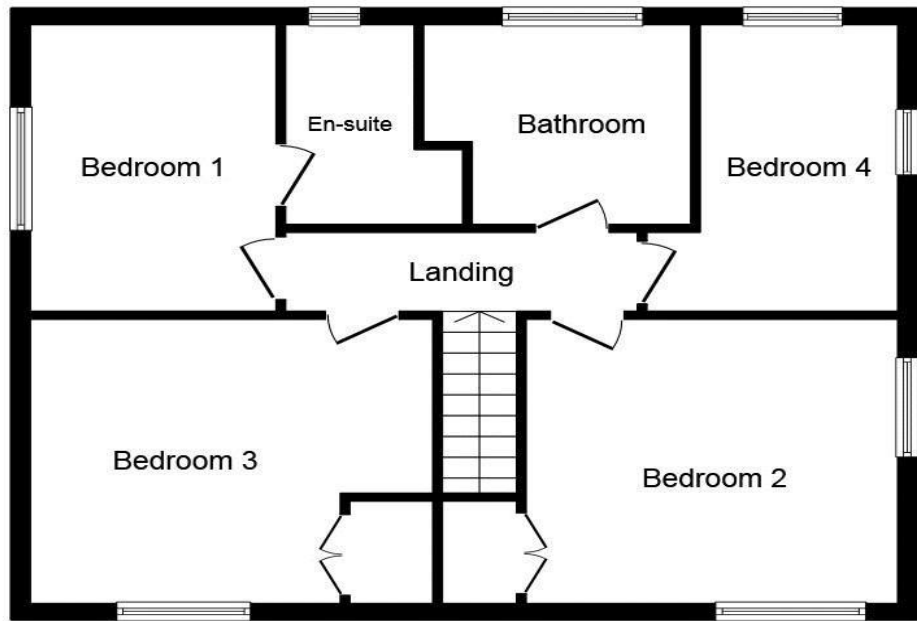
BEDROOM 4 10' 2" x 7' 9" (3.11m x 2.36m) Max with uPVC double glazed window, radiator.

FAMILY BATHROOM With low level WC, pedestal wash hand basin, panelled bath, radiator, shaver point, uPVC double glazed window to rear.

FRONT GARDEN The property is situated on a corner plot and has a driveway providing off road parking for a number of vehicles and access to:-

DOUBLE GARAGE with light and power, up and over door.

REAR GARDEN Laid to lawn, timber fencing, paved patio area, gated access to the side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General Information: Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold

Council Tax: Band D