

13 East Lane Morton Bourne PE10 0NW

£325,000



*Individual Bungalow*

*Large Breakfast Kitchen*

*Recently Replaced Boiler*

*3 Double Bedrooms*

*Large Lounge*

*Gas Central Heating*

*Ensuite to Master*

*Utility Room*

*Viewing Recommended*







**GENERAL DESCRIPTION:** This is an individual non estate detached bungalow offering spacious accommodation with 3 double bedrooms, and with the master bedroom featuring an ensuite shower room. The breakfast kitchen is large enough to accommodate a table, and has access to both the garage and the garden. There is a recently replaced gas central heating boiler and uPVC double glazing. Morton is a pleasant village to the north of Bourne and is well appointed with a pub, village store and a Co-op supermarket.

**13 East Lane Morton  
Bourne PE10 0NW**





**ENTRANCE PORCH** With uPVC double glazed entrance door and side screen leading to:-

**ENTRANCE HALL** With 2 radiators, large built in shelved cupboard, airing cupboard housing hot water tank, loft access.

**LOUNGE** 17' 9" x 15' 1" (5.4m x 4.6m) Max With living flame effect gas fire set in feature surround, 2 radiators TV point, uPVC double glazed window to the front.

**KITCHEN** 14' 1" x 14' 1" (4.3m x 4.3m) Max With 1½ bowl single drainer stainless steel sink unit, range of base units incorporating cupboards and drawers, with worksurfaces and eye levels above, built in gas hob with oven under and extractor above, integrated fridge freezer, radiator, pair of uPVC double glazed doors to the rear garden, uPVC double glazed window to the rear, radiator, TV point.

**UTILITY ROOM** 9' 6" x 8' 6" (2.9m x 2.6m) Max With 1½ bowl single drainer stainless steel sink unit, range of base units incorporating cupboards and drawers, with worksurfaces and wall cupboards above. uPVC double glazed window to the rear, uPVC double glazed door to the garden, radiator, ceramic tiled floor, plumbing for washing machine, space for freezer, door to the garage.

**BEDROOM 1** 16' 1" x 12' 6" (4.9m x 3.8m) Max With radiator, uPVC double glazed window to the front, TV point.

**EN-SUITE** With low level WC, pedestal wash hand basin, shower cubicle, radiator, uPVC double glazed window to the side, extractor.

**BEDROOM 2** 10' 6" x 10' 2" (3.2m x 3.1m) Max With radiator, uPVC double glazed window to the rear.

**BEDROOM 3** 10' 6" x 7' 10" (3.2m x 2.4m) Max With radiator, uPVC double glazed window to the rear.

**BATHROOM** With low level WC, pedestal wash hand basin, panelled bath with independent shower over, radiator, uPVC double glazed window to the rear, ceramic tiled floor.

## **OUTSIDE**

**FRONT GARDEN** Comprising of a paved path and granite chipped driveway providing off road parking and leading to :-

**GARAGE** 17' 9" x 9' 6" (5.4m x 2.9m) Max With up and over door, light and power, Ideal gas fired central heating boiler (fitted 2023).

**REAR GARDEN** The rear garden is small, but south west facing, and with paved patio, lawn and raised bed, pedestrian access to each side, and mains water tap, and fully enclosed.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 73 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