



BRITISH  
PROPERTY  
AWARDS

2018



**GOLD WINNER**

ESTATE AGENT  
IN STAMFORD

**nest**  
ESTATES



**Rosehip Road, Morton**

Bourne, PE10 0PD

**Offers in Excess of £239,995**

## SUMMARY

- Detached Three Bedroom Family Home
- Garage & Off Road Parking
- Front & Rear Garden
- Downstairs WC, Family Bathroom & En Suite
- Living Room, Dining Room & Study
- Kitchen & Utility Room
- Sought After Village Location
- Recently Fitted UPVC Windows & Doors





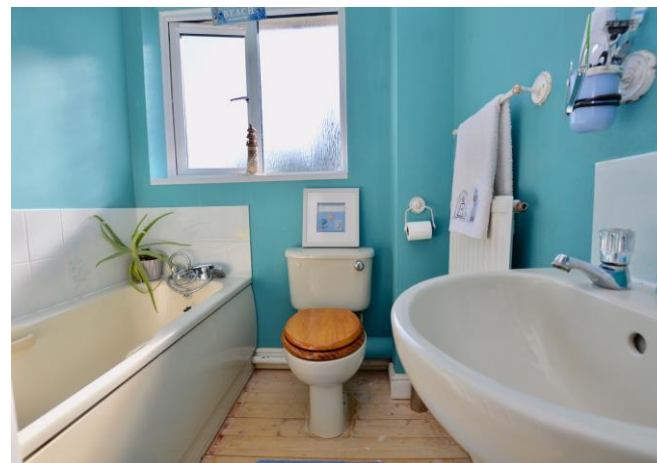
Detached three bedroom detached family home situated in the very sought after village location of Morton and its amenities.

Offering spacious accommodation over the ground & first floor. Briefly comprising; Downstairs WC, Living Room, Dining Room, Kitchen, Utility Room, Study, Three well proportioned bedrooms, Family Bathroom, En Suite to master, Garage, Off Road Parking and Enclosed Rear Garden.

AGENTS NOTES: This property has recently fitted UPVC windows & doors.

Morton is a charming and desirable village situated in South Kesteven area within South Lincolnshire. Sleaford is a short 15 mile drive, whilst the Cathedral City of Peterborough is only 17 miles away and Lincoln only 30 miles. In the village there's amenities such as a pub, church, village hall and two convenience stores.

The nearby historic market town of Bourne is only 1.5 miles away. There are many shops, garden centres, churches, public houses and hotels to be found, along with outdoor and indoor swimming pools, two leisure centres and good medical facilities. Other recreational amenities in the area include several golf courses, the ancient Bourne Woods close by and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary schools; secondary education in the town is exceptional, provided by the renowned Bourne Grammar School and Bourne Academy. Additional state and independent schooling can be found in nearby market towns such as Stamford, Market Deeping and Spalding. High speed trains from Peterborough (only 19 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter. The A1 road is only 12 miles away.



Tenure: Freehold

EPC Rating: TBC

Council Tax Band: TBC

Local Authority: South Kesteven District Council

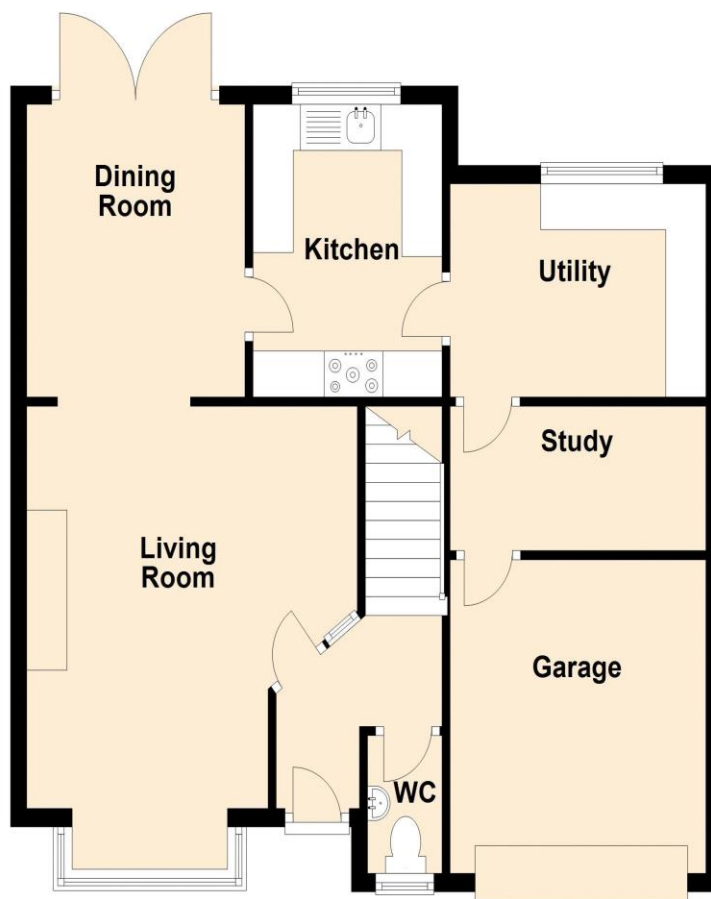
Services: Gas Central Heating

## DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

## Ground Floor

Approx. 65.5 sq. metres (705.2 sq. feet)



## First Floor

Approx. 39.6 sq. metres (426.1 sq. feet)



Total area: approx. 105.1 sq. metres (1131.3 sq. feet)

**nest**  
ESTATES

8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110

[info@nestestates.co.uk](mailto:info@nestestates.co.uk)

[www.nestestates.co.uk](http://www.nestestates.co.uk)