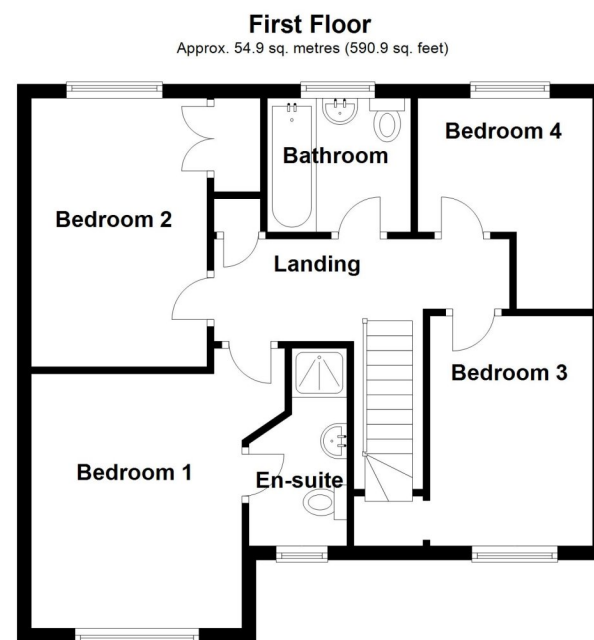
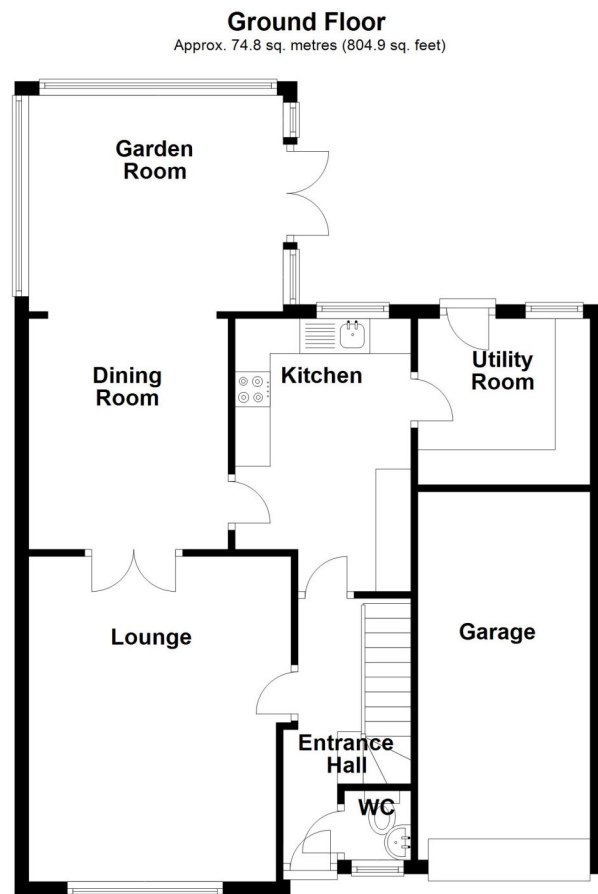


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Total area: approx. 129.7 sq. metres (1395.8 sq. feet)



28 Paddington Way, Morton, PE10 0PS

£300,000 Freehold

Located in a lovely off road position this four bedroom detached family home is a must view. The property offers excellent family accommodation benefiting from lounge, dining room, garden room with fully insulated warm roof with velux windows, kitchen with utility room off and downstairs cloakroom. Upstairs the master bedroom benefits from an en-suite, there are three further bedrooms and a family bathroom. Outside there is a generous driveway providing plenty of off road parking leading to a single garage and to the rear a fully enclosed lawned garden. Please call 01778 392807 for more information.

Four Bedroom Detached | Village Location | Conservatory | uPVC Double Glazing | Garage

Winkworth Bourne | 01778392807 |
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winkworth.co.uk/bourne

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See things differently.



Kitchen - 12ft x 8ft Having modern fitted units comprising single drainer sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor fan above, space for fridge freezer, part tiled walls, tiled flooring, uPVC double glazed window to rear, space and plumbing for dishwasher and door to:

Utility Room - 8ft 2ins x 6ft 2ins With single drainer sink, fitted work surface, space and plumbing for washing machine, part tiled flooring and uPVC window and door to rear garden.

First Floor Landing - With coved ceiling, access to the loft and access to:

Bedroom One - 15ft 2ins x 10ft 3ins With upvc double glazed window to the front, coved ceiling, dado rail, radiator and door to:

En Suite - Modern fitted suite comprising, fully tiled shower cubicle, low level WC, wash hand basin with cupboard below, tiled walls and flooring, heated towel rail and uPVC double glazed frosted window.

Bedroom Two - 11ft 5ins x 8ft Having wardrobe recess, dado rail, radiator, coved ceiling and uPVC double glazed window to the rear.

Bedroom Three - 8ft 7ins x 8ft Having built in wardrobe cupboard, uPVC double glazed window to front, radiator, coved ceiling and power points.

Bedroom Four - 8ft 9ins x 8ft 1ins Having uPVC double glazed window to the rear, radiator, coved ceiling and power points.

Bathroom - Having panelled bath with wall mounted shower and glass screen, low level WC, wash hand basin, radiator and uPVC double glazed frosted window.

Outside - To the front is a generous driveway providing off road parking leading to a SINGLE GARAGE with up and over door, power, light and boiler supplying hot water and central heating.

The rear garden has a paved patio leading onto well tended laid to lawn garden with attractive flower and shrub borders with side access.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C

ACCOMMODATION

Double Glazed Door To:

Entrance Hall - With stairs leading to the first floor, laminate flooring, coved ceiling, radiator and power points.

Cloakroom - Low level WC, wash hand basin, laminate flooring, radiator and uPVC double glazed frosted window.

Lounge - 14ft 8ins x 11ft 2ins Having laminate flooring, uPVC double glazed windows to the front, coved ceiling, attractive feature fireplace, dado rail and double opening doors to:

Dining Room - 10ft x 9ft 5ins With laminate flooring, dado rail, radiator, power points, coved ceiling and double glazed sliding doors to:

Garden Room - 12ft 1ins x 9ft 6ins Being half brick with fully insulated Warm Roof and Velux windows, uPVC double glazed windows and door onto rear garden, tiled flooring and power points.

