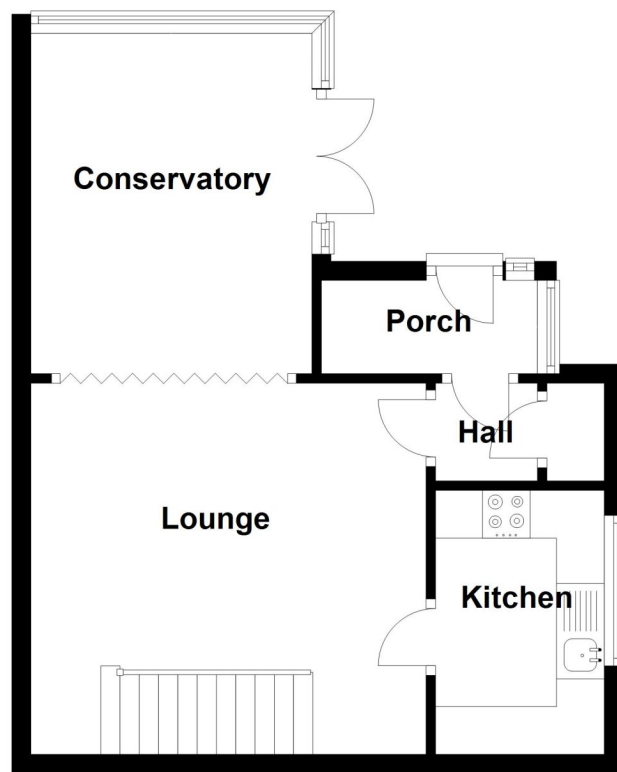


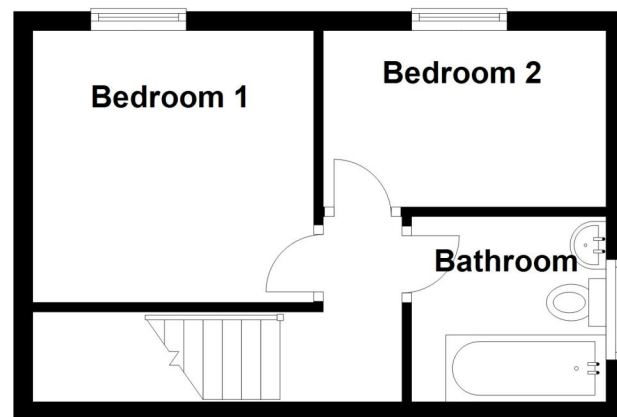
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor
Approx. 36.7 sq. metres (394.9 sq. feet)



First Floor
Approx. 23.4 sq. metres (251.4 sq. feet)



Total area: approx. 60.0 sq. metres (646.3 sq. feet)



9 Bakers Way, Morton, Bourne, Lincolnshire, PE10 0XW

£169,950 Freehold

A superbly presented two bedroom home located in the popular village of Morton backing onto open fields. The property has been completely renovated by the current vendors and benefits from, lounge, fantastic conservatory with lantern roof, modern fitted kitchen, two bedrooms and modern fitted bathroom. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside there is a private garden with patio and artificial grass area backing onto open fields and to the side two a gravelled driveway providing off road parking for two cars with further parking round the corner. Please call 01778 392807 for more information.

Two bedroom completely renovated home | Located in the popular village of Morton | Backing onto open fields | Gravelled driveway with off road parking | EPC Rating C | Council Tax Band A

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See things differently.



Bedroom Two - 9'4" x 6'5" (2.84m x 1.96m) With upvc double glazed window to the rear, radiator and power points.

Bathroom - With panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, tiled walls, heated towel rail and frosted window.

Outside - The rear garden has a paved patio leading onto a artificial grass area with is fully enclosed and backs onto open fields. To the side there is a gravelled driveway providing parking for two cars and there is further allocated parking round the corner.



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

A

ACCOMMODATION

Entrance Porch - with upvc double glazed to the side, door leading to:

Hall - With door to the lounge and door to storage cupboard housing gas combi boiler.

Lounge - 13'5" x 12'9" (4.1m x 3.89m) With stairs leading to the first floor, Bi-folding doors leading to the conservatory, radiator, power points, tv point and door to:

Kitchen - 9'3" x 5'9" (2.82m x 1.75m) With modern fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units, built in oven and hob, integrated washing machine, integrated fridge freezer, upstands and upvc double glazed window to the side.

First Floor Landing - With door leading to.

Bedroom One - 10'6" x 9'7" (3.2m x 2.92m) With upvc double glazed window to the rear, radiator and power points.

