

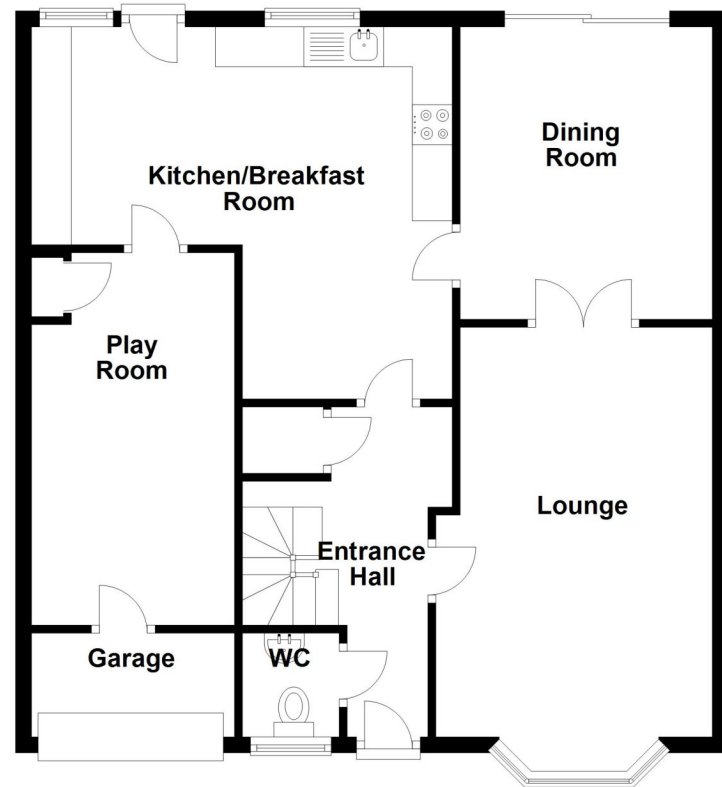
Paddington Way, Morton, Bourne

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	72	
(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	

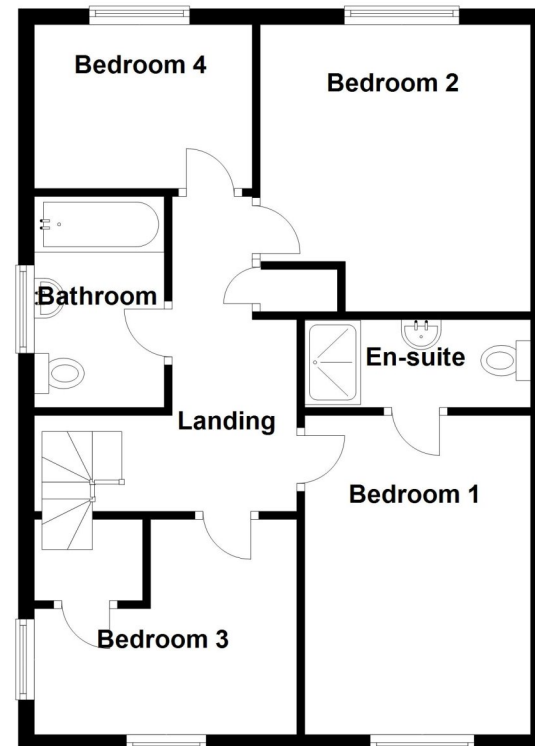
Ground Floor

Approx. 76.2 sq. metres (820.5 sq. feet)



First Floor

Approx. 55.4 sq. metres (596.2 sq. feet)



Total area: approx. 131.6 sq. metres (1416.7 sq. feet)



16 Paddington Way, Morton, Bourne, Lincolnshire, PE10 0PS

£270,000 Freehold

A deceptively spacious four bedroom detached family home located in the popular village of Morton. The property benefits from, entrance hall with cloakroom off, lounge with bay window, separate dining room, kitchen/breakfast room and playroom (formally the garage). On the first floor the master bedroom benefits from an en-suite, there are three further bedrooms and family bathroom. Outside there is a driveway to the front providing plenty of off road parking leading to the converted garage and to the rear a generous lawned garden. Please call 01778 392807 for more information.

Four Bedroom detached House | Dining Room, Playroom & Lounge | Downstairs Cloakroom | Master with En Suite | EPC Rating C | Council Tax Band C

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ACCOMMODATION

Entrance Hall - With laminate flooring, stairs leading to the first floor, radiator, under stairs storage cupboard and door leading to.

Downstairs Cloakroom - With low level wc, wash hand basin, laminate flooring and frosted window.

Lounge - 16'8" x 11'5" (5.08m x 3.48m) With feature fireplace, upvc double glazed bay window to the front, laminate flooring, radiator, power points and double opening doors leading to.

Dining Room - 12'1" x 9'4" (3.68m x 2.84m) With laminate flooring, radiator, power points, upvc double glazed sliding doors to the rear garden and door leading to.

Kitchen/Breakfast Room - 17'1" x 14'1" (5.2m x 4.3m) With fitted units comprising, sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, part tiled walls, tiled flooring, upvc double glazed window and door to the rear garden and door to.

Play Room - 11'7" x 8'2" (3.53m x 2.5m) With built in storage cupboard housing gas combi boiler supplying hot water and central heating, laminate flooring, upvc double glazed window and door to the remainder of the garage.



First Floor Landing - With built in airing cupboard and door leading to.

Bedroom One - 13'4" x 9'2" (4.06m x 2.8m) With built in wardrobes, upvc double glazed window to the front, radiator, power points and door leading to.

En-Suite Shower Room - With shower cubicle, low level wc, wash hand basin, radiator and frosted window.

Bedroom Two - 11'9" x 9'4" (3.58m x 2.84m) With laminate flooring, radiator, power points and upvc double glazed window to the rear.

Bedroom Three - 10'5" x 8'6" (3.18m x 2.6m) With upvc double glazed window to the front and side, built in wardrobe, radiator and power points.

Bedroom Four - 8'8" x 6'9" (2.64m x 2.06m) With laminate flooring, radiator, power points and upvc double glazed window to the rear.

Bathroom - With panelled bath with shower attachment, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Outside - To the front there is a lawned garden with driveway to the side providing ample off road parking leading to the front of the converted garage (8'5" x 3'4") The rear garden is a generous size with lawned garden and patio area and fully enclosed.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C