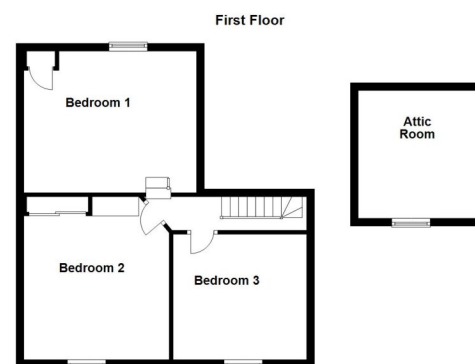
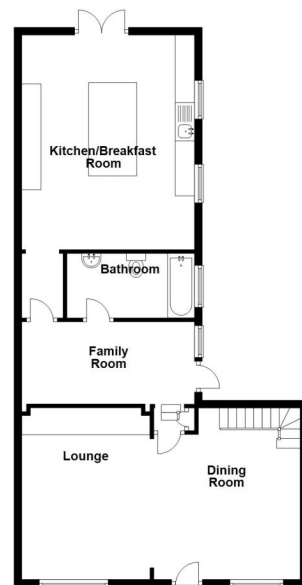
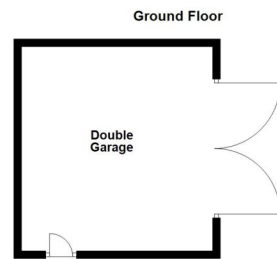


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Bakehouse Cottage, 55 High Street, Morton, Bourne, Lincolnshire, PE10 0NR

£350,000 Freehold

Offered for sale with no ongoing chain, this unique three bedroom cottage offers a wealth of character and charm, with beamed ceilings, feature fireplaces, exposed stone walls and wooden flooring. The property offers flexible accommodation, benefiting from lounge and dining room, family room, spacious kitchen/breakfast room and downstairs bathroom. Upstairs there are three bedrooms plus an attic room that can be accessed from the master bedroom. Outside there is a generous lawned garden which leads to a detached double garage with power and light. Please call 01778 392807 for more information.

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

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See things differently.



Kitchen/Breakfast Room - 18'3" x 13'4" (5.56m x 4.06m) With an excellent range of fitted wall and base units including a centre island with integrated gas hob. Built in double oven, dishwasher, integrated washing machine and larder fridge, double sink with cupboard below, space for fridge freezer, wall-mounted gas boiler supplying hot water and central heating. Exposed stone walls, beamed ceiling, upvc double glazed windows to the side, tiled flooring with electric under-floor heating, access hatch to loft storage and French doors onto the rear garden.

First Floor Landing - With steps leading to:

Bedroom One - 15'5" x 13'6" (4.7m x 4.11m) With upvc double glazed window to the rear, built in airing cupboard, laminate flooring, radiator, hatch to the loft and door with steps leading to:

Attic Room - 11'10" x 11'9" (3.6m x 3.58m) Providing a flexible space with the potential to use as an office or occasional guest bedroom. Comprising upvc double glazed windows to the front and eaves storage on both sides.

Bedroom Two - 12'3" x 11'3" (3.73m x 3.43m) With upvc double glazed window to the front, feature fireplace, fitted wardrobes, radiator and power points.

Bedroom Three - 11'1" x 10'2" (3.38m x 3.1m) With upvc double glazed window to the front, radiator and power points.

Outside - To the side there is a walled garden with driveway providing off road parking for two cars. The rear garden is again part walled with a patio area leading onto an established lawned garden with flower and shrub borders. To the rear of the garden there is a DETACHED DOUBLE GARAGE (19'7" x 16'4") with double opening doors, power and light plus storage above and personal door to the garden.

ACCOMMODATION

Door Leading To

Lounge - 12'7" x 11'5" (3.84m x 3.48m) With attractive feature fireplace, beamed ceiling, wooden flooring, exposed stone wall, radiator, power points, upvc double glazed window to the front and open to:

Dining Room - 14'5" x 11'11" (4.4m x 3.63m) With stairs leading to the first floor and under stairs cupboard, beamed ceiling, radiator, power points, wooden flooring, upvc double glazed windows to the front and side and step leading to:

Family Room - 14'9" x 7'8" (4.5m x 2.34m) With exposed stone wall, wooden flooring, beamed ceiling, radiator, plumbing for water softener, upvc double glazed window and door to the side and door leading to:

Family Bathroom - With fitted suite comprising, panelled bath with wall mounted shower, low level wc, wash hand basin, part tiled walls, tiled flooring, radiator and frosted window.

Inner Hall - With archway leading to:



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold