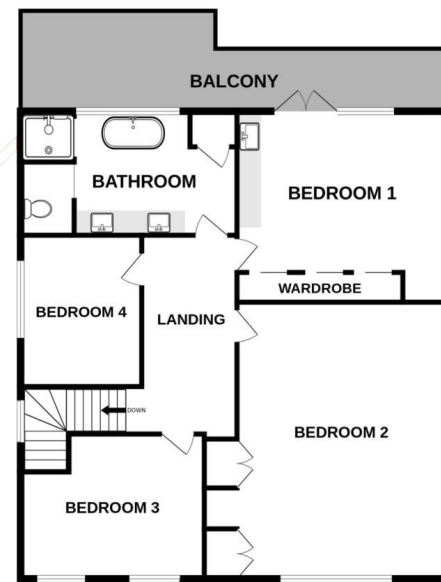
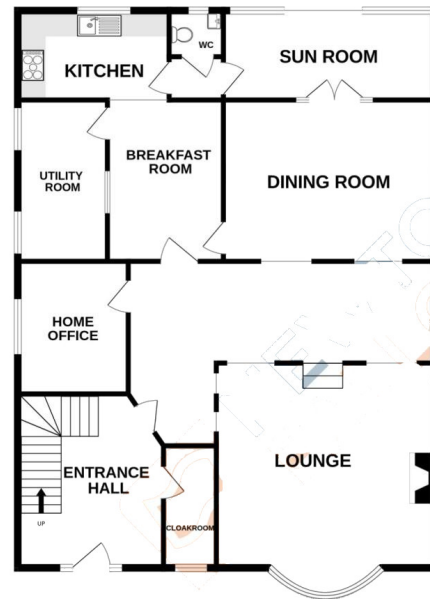


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

GARAGE
335 sq. ft. (31.2 sq. m.) approx.

GROUND FLOOR
1430 sq. ft. (132.8 sq. m.) approx.

1ST FLOOR
1225 sq. ft. (113.8 sq. m.) approx.



36 Haconby Lane, Morton, Bourne, Lincolnshire, PE10 ONP

£450,000 Freehold

This four bedroom detached house offers fantastic potential for improvement and is situated in a non-estate location, backing onto open fields. The property features a spacious garden, providing a private and peaceful outdoor space ideal for family activities, gardening, or relaxation. Inside, the house offers versatile living accommodation with plenty of scope to modernize and tailor the space to your preferences. The master bedroom is a standout feature, complete with a private balcony that offers stunning views over the surrounding countryside. The additional three bedrooms are well-sized, perfect for a growing family or to accommodate guests. The property is set within a desirable area, with ample off-road parking and the added benefit of being able to personalize and update the home to suit your needs. This is an excellent opportunity for those seeking a project with the promise of long-term value in a peaceful non estate position.

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bourne@winkworth.co.uk
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See things differently.



Breakfast Room - 11'11" x 8'7" (3.63m x 2.62m) With beamed ceiling, two radiators and door leading to:

Utility Room - 10'9" x 6'10" (3.28m x 2.08m) with single drainer sink, space and plumbing for washing machine, space for fridge freezer, oil boiler supplying hot water and central heating and windows to the side.

Inner Hall - With door to:

Downstairs Cloakroom - With low level wc and wash hand basin.

Lean-To Sun Room - 16'1" x 8'5" (4.9m x 2.57m) Being open with views over the garden.

First Floor Landing - With loft access and door leading to:

Bedroom One - 17'9" x 15' (5.4m x 4.57m) With fitted mirror fronted wardrobes, radiator, power points and window and door leading to:

Balcony - With fantastic views over the rear garden and views.



ACCOMMODATION

Entrance Hall - With turning staircase to the first floor, radiator, power points and door to:

Cloakroom - With storage for coats and shoes plus frosted window.

Lounge - 24' x 24' (7.32m x 7.32m) With stone fireplace and surround, feature beamed walls, upvc double glazed window to the front, radiator, power points and open to:

Dining Room - 15'11" x 12'8" (4.85m x 3.86m) With doors leading to the sun room, radiator, power points and stone built bar with feature surround.

Study - 8'8" x 7'10" (2.64m x 2.4m) With upvc double glazed window to the side, radiator and power points.

Kitchen - 11'11" x 6'11" (3.63m x 2.1m) Fitted units comprising, sink with cupboard below, range of wall and base units, built in double oven, built in hob with extractor above, part tiled walls, tiled flooring and upvc double glazed window to the rear.



Bedroom Two - 18'9" x 16' (5.72m x 4.88m) With upvc double glazed window to the front, radiator, power points and fitted wardrobes with dressing table.

Bedroom Three - 15'11" x 10'6" (4.85m x 3.2m) With two upvc double glazed windows to the front, radiator and power points.

Bedroom Four - 11'11" x 9'7" (3.63m x 2.92m) With upvc double glazed window to the side, radiator and power points.

Family Bathroom - A large fitted suite providing huge potential comprising sunken tiled bath, separate shower cubicle, his and hers sink, low level wc, built in airing cupboard, radiator and frosted window.

Outside - To the front there is a generous driveway providing ample off road parking with further side driveway which leads to a Tandem Garage (33'1" x 10'1") with up and over door, power and light. The rear garden is a mature established plot with mature shrubs and trees with fantastic views across open fields.



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

F