

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		91
(81-91)	B		
(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	



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

£167,500 Freehold

A superbly presented and much improved two bedroom house located in the popular village of Morton with NO ONGOING CHAIN. The property offers excellent accommodation benefiting from, modern fitted kitchen, lounge overlooking the front, two good size bedrooms and a family bathroom. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside there is a generous driveway providing ample off road parking and to the side a fully enclosed lawned garden. Please call 01778 392807 for more information.

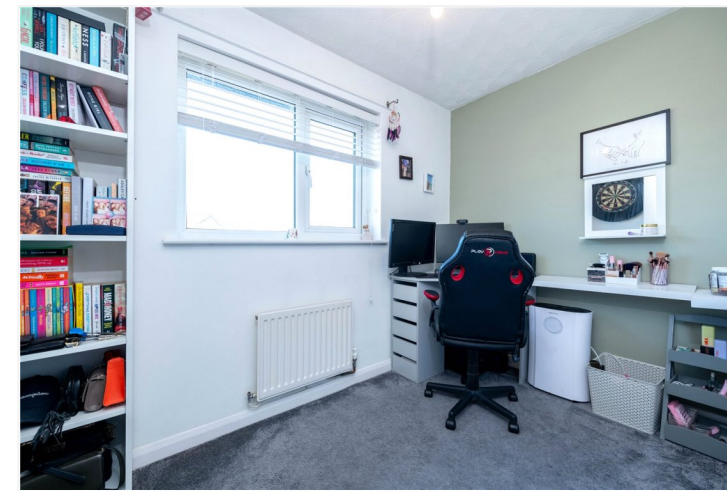
Winkworth Bourne | 01778392807 |
 bourne@winkworth.co.uk
winkworth.co.uk/bourne

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.

Winkworth

winkworth.co.uk/bourne

See things differently.



Bedroom Two - 9'1" x 6' (2.77m x 1.83m) UPVC double glazed window to front aspect and radiator.

Bathroom - Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. tiled flooring and radiator.

Outside - The front of the property is mainly laid to lawn and offers off road parking. The enclosed side garden is laid to lawn with mature plants and shrubs with a side gated access.



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

A

ACCOMMODATION

Entrance Porch - UPVC double glazed door to front aspect, cupboard, boiler cupboard, laminate flooring and door to:

Lounge - 13'2" x 12'8" (4.01m x 3.86m) UPVC double glazed window to front aspect, part panelled walls, radiator, stairs to first floor and door to:

Kitchen - 9'5" x 5'11" (2.87m x 1.8m) With superb modern fitted units comprising, sink unit with mixer tap over, excellent range of fitted units, integrated oven and hob with extractor fan over, tiled flooring, space for a fridge / freezer, plumbing for a washing machine and UPVC double glazed window to side aspect.

First Floor Landing - With door leading to:

Bedroom One - 10'3" x 10'1" (3.12m x 3.07m) UPVC double glazed window to front aspect, two storage cupboards, part panelled walls and radiator.

