

## 22 Paddington Way, Morton, Bourne, PE10 0PS

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 84        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 71                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

This modern four bedroom detached family home comes with three reception rooms and a conservatory, as well as a Main bedroom with en-suite. The property provides easy access to local schooling, the market town of Bourne and the local countryside.

The accommodation comprises: - Entrance hall, cloakroom, lounge, dining room, kitchen, utility, study, conservatory, landing, Main bedroom with en-suite, three further bedrooms and a family bathroom.

To the front is a driveway that provides parking for two cars and leads to the storage garage, whilst to the rear is a well presented patio and lawn garden.

**£1,375 PCM**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



- Four bedroom detached family home
- Main bedroom with en-suite
- Many village amenities
- Well presented patio & lawn garden
- Holding deposit - £317 Deposit - £1586

- Three reception rooms & a conservatory
- Easy access to local schooling & Bourne
- Driveway which provides off street parking
- Council Tax Band - C EPC - C



**ACCOMMODATION:**

**Entrance Hall**

**Cloakroom**

**Lounge**  
4.39m x 3.07m (14'5 x 10'1)

**Dining Room**  
2.95m x 2.84m (9'8 x 9'4)

**Kitchen**  
3.45m x 2.36m (11'4 x 7'9)

**Utility Room**  
2.34m x 2.06m (7'8 x 6'9)

**Office**  
2.90m x 2.36m (9'6 x 7'9)

**Conservatory**  
3.40m x 3.38m (11'2 x 11'1)

**Landing**

**Main Bedroom**  
4.67m x 3.10m (15'4 x 10'2)

**En-suite**  
**Bedroom Two**  
3.38m x 2.41m (11'1 x 7'11)

**Bedroom Three**  
3.38m x 2.64m (11'1 x 8'8)

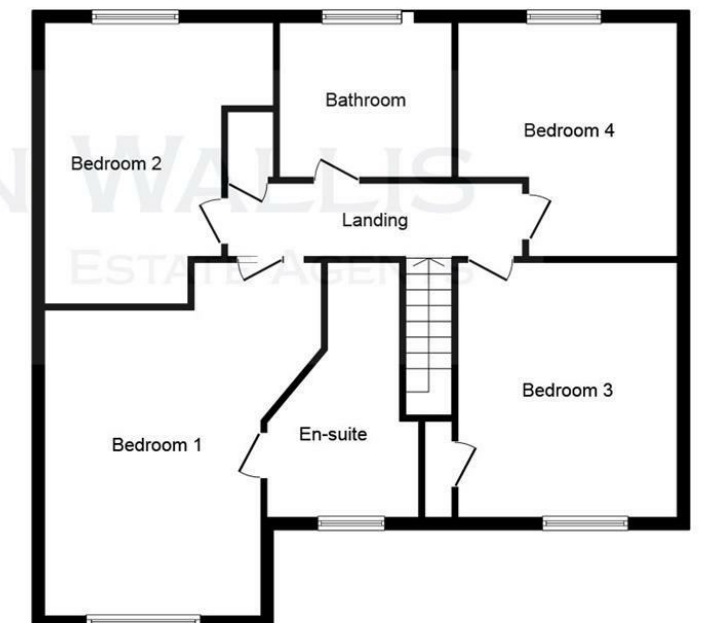
**Bedroom Four**  
2.67m x 2.34m (8'9 x 7'8)

**Family Bathroom**  
1.98m x 1.68m (6'6 x 5'6)

**FLOOR PLAN:**



**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox