

## Plot To Rear 17 High Street, Morton, Bourne, PE10 0NR

Set in a tucked away position in the centre of Morton, this spacious new build family home offers stylish and versatile accommodation. The property comes with a generous and mature garden to the rear which the open plan kitchen diner and sitting room lead onto and overlook.

The accommodation comprises: - Entrance hall, sitting room, open plan lounge diner, utility room, study, cloakroom, ground floor bedroom with en-suite and dressing room, landing, Main bedroom with dressing room and en-suite, Guest room with en-suite, further double bedroom and a family bathroom.

To the front is a shared driveway that leads to the off street parking and double integral garage. To the rear is a large mature lawn garden with flower beds and fruit trees.

An air source heat pump and modern cavity wall construction all make this new home energy efficient. The village of Morton provides many amenities as well as easy access to the market town of Bourne which has a popular Grammar school. There is also access to Stamford and Peterborough train stations.

NO CHAIN  
**Guide Price £699,995 Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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.

- New Build Family Home
- Main & Ground Floor Bedroom with Dressing rooms & En-suites
- Air Source Heat Pump & underfloor heating on the ground floor
- Generous Mature Lawn Garden
- Easy access to local amenities & schooling

- Four double bedrooms, three en-suites
- Open Plan Kitchen Dining Room
- 10 year New Build Gaurantee
- Double Garage
- NO CHAIN, Council Tax & EPC - TBC, Property images are computer generated illustrations.

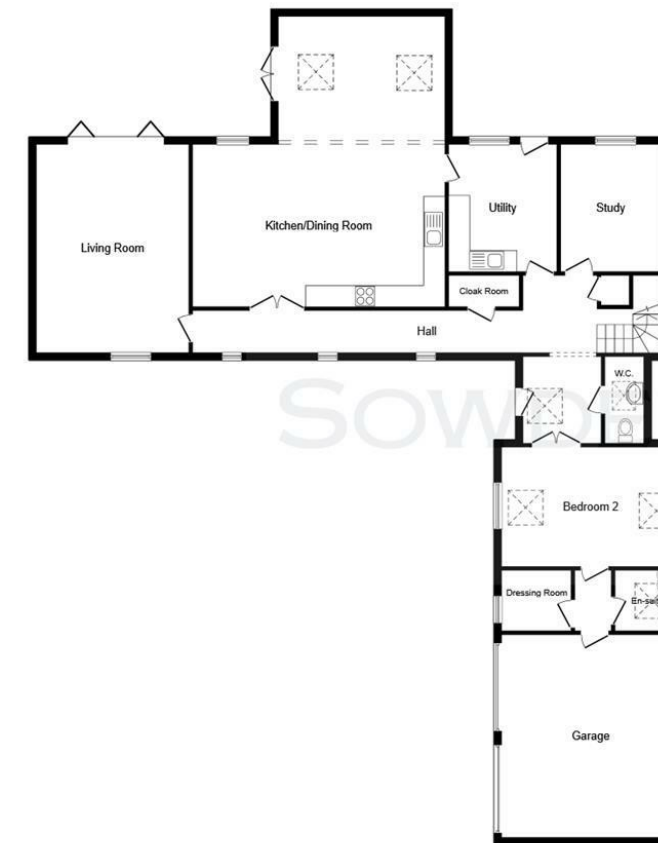


**ACCOMMODATION:**

- Entrance Hall
- Cloakroom
- Open Plan Lounge Diner
- Sitting Room
- Study
- Utility Room
- Ground Floor Bedroom
- Dressing Room
- En-suite
- Landing
- Main Bedroom

- Dressing Room
- En-suite
- Guest Bedroom
- En-suite
- Bedroom Four
- Family Bathroom
- Double Garage

**FLOOR PLAN:**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)