

## 73a High Street, Morton, Bourne, PE10 0NR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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.

Situated on the High Street in the charming village of Morton, Bourne, this delightful detached bungalow offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a large entrance hallway that sets the tone for the spacious living areas that follow.

The property boasts three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The generous kitchen diner is a standout feature, ideal for both everyday meals and entertaining friends and family. With its inviting atmosphere, this space is sure to become the heart of the home.

In addition to the bedrooms, the bungalow includes two bathrooms, ensuring that morning routines and family life can proceed smoothly without the usual congestion. The layout of the property is thoughtfully designed, promoting a sense of openness and ease of movement throughout.

Located in a picturesque village, this home offers a tranquil lifestyle while still being within easy reach of local amenities. The surrounding area is perfect for those who appreciate the beauty of rural living, with opportunities for leisurely walks and community engagement.

This bungalow is an excellent choice for anyone seeking a comfortable and practical home in a friendly village setting. With its appealing features and convenient location, it presents a wonderful opportunity for both families and individuals alike.

**Offers In Excess Of £350,000 Freehold**



- Three bedroom bungalow
- Large entrance hallway
- Driveway and garage
- Good sized kitchen diner
- NO CHAIN

- Attractive village location
- Low maintenance front and rear garden
- Family bathroom and ensuite
- EPC: C Council Tax: D



**ACCOMMODATION:**

**Entrance Hallway**

**Kitchen Diner**

5.49m x 4.45m (18'0" x 14'7")

**Lounge**

4.86m x 4.60m (15'11" x 15'1")

**Principle bedroom**

3.53m x 4.70m (11'6" x 15'5")

**En Suite**

**Bedroom**

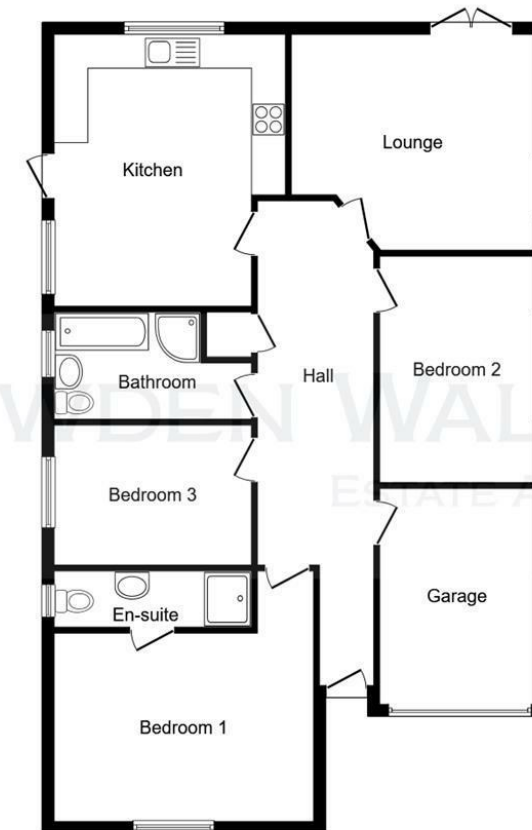
3.02m x 4.24m (9'10" x 13'10")

**Bedroom**

2.75m x 3.71m (9'0" x 12'2")

**Bathroom**

**FLOOR PLAN:**



**Floor Plan**

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