

12 Paddington Way, Morton, Lincolnshire, PE10 0PS

This immaculately presented detached home offers a perfect blend of comfort and elegance. With four generously sized bedrooms, this property is ideal for families seeking ample living space. The two well-appointed bathrooms ensure convenience for all residents and comes with a stylish open plan kitchen diner that has quartz worksurfaces.

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

The property is finished to a high standard and comes with gas fired central heating, a conservatory that is accessed via the kitchen diner, utility rooms and off street parking to the front.

To the rear of the property is a patio and lawn garden, whilst the driveway leads to the single integral garage. The village of Morton boasts numerous amenities and provides easy access to Bourne, local schooling and countryside.

Asking Price £325,000 Freehold

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

- Immaculately finished family home
- Beautiful kitchen diner with quartz worksurfaces
- Gas fired central heating
- Utility room and integral garage
- Easy access to Bourne and local schooling

- Four bedrooms
- Main bedroom with en-suite
- Conservatory off of the kitchen diner
- Patio & lawn garden
- Council Tax Band - C, EPC - TBC



ACCOMMODATION:

Entrance Hall

Cloakroom

Sitting Room
4.39m x 3.48m (14'5" x 11'5")

Kitchen Diner
5.38m x 3.48m (17'8" x 11'5")

Utility Room
2.34m x 2.11m (7'8" x 6'11")

Conservatory
3.25m x 3.12m (10'8" x 10'3")

Landing

Main Bedroom
4.57m x 3.10m (15' x 10'2")

En-suite

Bedroom Two
3.38m x 3.38m (11'1" x 11'1")

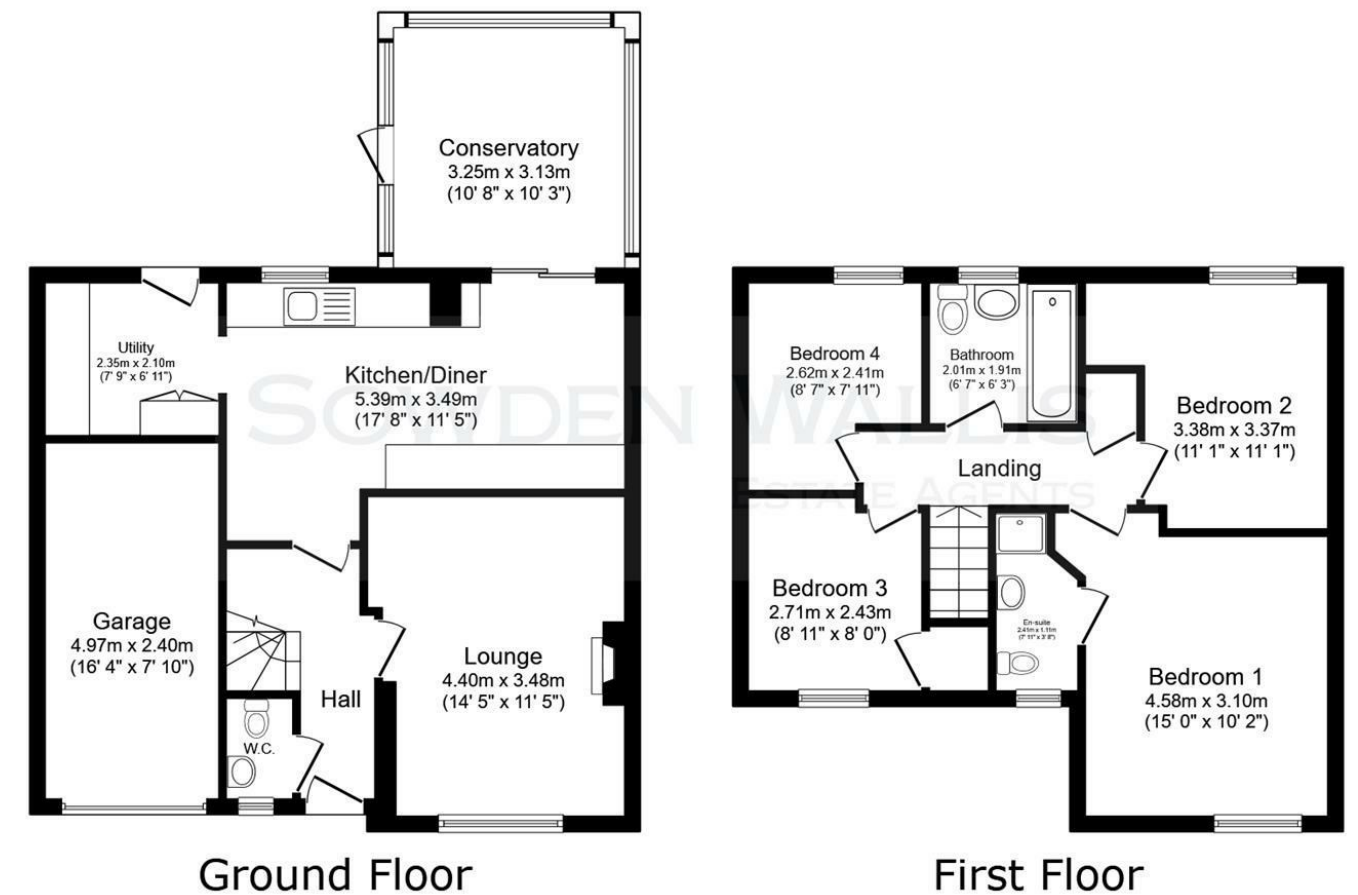
Bedroom Three
2.72m x 2.44m (8'11" x 8')

Bedroom Four
2.62m x 2.41m (8'7" x 7'11")

Family Bathroom

Single Garage
4.98m x 2.39m (16'4" x 7'10")

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