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Eckfords



6 Violet Close, Morton, Bourne, Lincolnshire PE10 0PQ

£260,000 - Freehold

### Property Summary

This detached family house is situated in the lovely village of Morton just three miles North of Bourne town centre.

Morton benefits from regular buses to Bourne and Peterborough including a free school bus. There is a village store and post office, CO-OP supermarket, a village pub, two churches and a good primary school.

### Features

- Detached House
- Entrance Hallway, Cloakroom
- Lounge
- Dining Room
- Refurbished Kitchen
- Large Conservatory
- Three Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Single Garage



## Room Descriptions

### Ground Floor

#### Accommodation

uPVC part glazed front door to Entrance Hallway: Inset floor mat, thermostatic heating control, radiator, stairs to first floor.

#### Cloakroom

Low level WC with concealed flush, wash hand basin with vanity cupboard, splash back tiling, radiator, inset ceiling spot lights.

#### Lounge

9' 9" x 14' 2" (2.97m x 4.32m) Box bay window to front aspect, under stairs space, radiator, two wall light points, TV point, telephone point, open fire place with cream surround, polished stone back plate and hearth, archway through to Dining Room.

#### Dining Room

9' 11" x 8' 5" (3.02m x 2.57m) Dado rail, laminate flooring, radiator, French doors opening to Conservatory.

#### Conservatory

14' 0" x 16' 9" (4.27m x 5.11m) A lovely size P-Shaped Conservatory with measurements maximum each way. Dwarf brick walls with uPVC units over, polycarbonate pitched roof, ceramic floor tiles with under floor heating, three wall light points, TV point, French doors opening to rear garden.

#### Kitchen

7' 8" x 10' 3" (2.34m x 3.12m) Recently refurbished with new fitted worktops, splash backs, polycarbonate sink and taps, extractor canopy and inset spot lights. Wall mounted and floor standing cupboards, space for RANGE cooker (Please note this can be purchased separately if required) ceramic floor tiles, archway through to Utility Room.

#### Utility Room

8' 4" x 7' 6" (2.54m x 2.29m) Wall mounted and floor standing cupboards to one wall, fitted worktop, inset stainless steel sink and drainer with mixer taps, space and plumbing under worktop for dishwasher, space for large fridge/freezer, ceramic floor tiles, vertical radiator, part glazed uPVC door to outside, door through to single garage.

### First Floor

#### Landing

Inset ceiling spot lights, built in storage cupboard, access to roof storage space.

#### Bedroom 1

10' 5" x 9' 7" (3.17m x 2.92m) TV point, telephone point, radiator, window to rear.

#### Ensuite Shower

Recently refitted- Double width shower cubicle with glass sliding door, wash hand basin with vanity cupboard under, low level WC with concealed flush, chrome heated ladder towel rail, inset ceiling spot lights, extractor fan, complimentary splash back tiling.

#### Bedroom 2

9' 1" x 10' 0" (2.77m x 3.05m) Radiator, window to front.

#### Bedroom 3

7' 1" x 7' 1" (2.16m x 2.16m) Built in storage cupboard, radiator, window to front.

#### Family Bathroom

Panelled bath with mixer shower attachment, low level WC with concealed flush, pedestal wash hand basin, splash back tiling, radiator.

### Externally

#### Garden

This property is situated on a lovely size plot with gardens to the front and rear. The front garden is open plan and benefits from a large block paved driveway leading to the single garage.

A timber side gate gains access to the fully enclosed rear garden which offers a good degree of privacy and faces West.

The rear garden benefits from a large paved patio area, and a slightly raised decked seating area with a timber arbour (Please note this is not included in the sale but can be purchased separately)

The remainder of the garden is laid to a neat shaped lawn with well stocked flower and shrub borders. At the rear of the garden is a further paved patio. There is a purpose built BBQ and a timber summer house which are both included in this sale.

Overall this is a lovely garden to sit and relax in and further reflects the immaculate condition of the house.

#### Single Garage

16' 11" x 8' 0" (5.16m x 2.44m) Power and light connected, up and over electric garage door, wall mounted gas central heating boiler, space and plumbing for automatic washing machine and tumble dryer, space for fridge and freezer.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC