

Eckfords Property Scene
29, West Street, Bourne, Lincolnshire, PE10 9NB
E: sales@eckfords.co.uk
@: www.eckfords.co.uk
T: 01778 426215



57 & 57a High Street, Morton, Bourne, Lincolnshire PE10 0NR

£500,000 - Freehold

Property Summary

This is an amazing opportunity to purchase a spacious beautifully presented cottage. Benefiting from a self contained annexe this is an ideal opportunity to let this out or accommodate a relation.

The former village shop can now easily be incorporated back into the main residence subject to normal planning regulations. Overall this is a property not to be missed.

Features

- Spacious Village Cottage
- Separate Self Contained One Bed Annexe
- Four Double Bedrooms in Main House
- Two Reception Rooms
- Large Breakfast/Kitchen
- Garden and Off Road Parking at Front
- Very Well Presented Throughout
- Viewing Highly Recommended

Room Descriptions

Main House - Ground Floor

Accommodation

Part glazed front door opening to Entrance Hallway: Stairs to first floor landing, radiator.

Lounge

14' 0" x 15' 4" (4.27m x 4.67m) A truly lovely and charming room with some original features.

Chimney breast with log burning stove and recess to one side, TV point, exposed wooden ceiling beams, radiator.

Dining Room

8' 0" x 14' 3" (2.44m x 4.34m) Attractive feature alcove, radiator.

Breakfast/Kitchen

15' 3" x 15' 6" (4.65m x 4.72m) Fitted wall mounted and floor standing cream fronted cupboards with complimentary wooden effect work tops, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, splash back tiling, four ring ceramic hob with extractor canopy over, electric oven, space and plumbing under work top for automatic washing machine, space for fridge, built in shoe storage cupboard, wooden effect vinyl flooring, inset ceiling spot lights, radiator, TV point.

Shower Room

Enclosed double width shower cubicle with shower over, pedestal wash hand basin, low level WC with concealed flush, splash back tiling, wooden effect vinyl flooring, chrome heated ladder towel rail, inset ceiling spot lights.

First Floor Landing

Landing

Split landing with doors off both ways to bedrooms. Inset ceiling spot lights, radiator.

Bedroom 1

13' 3" x 14' 3" (4.04m x 4.34m) Sloped ceilings, access to roof storage space, radiator, window to front.

Bedroom 2

10' 2" x 15' 6" (3.10m x 4.72m) Built in wardrobe, radiator, window to front.

Bedroom 3

12' 1" x 12' 1" (3.68m x 3.68m) Radiator, window to front.

Bedroom 4

10' 7" x 8' 9" (3.23m x 2.67m) Radiator, window to rear.

Bathroom

13' 9" x 7' 11" (4.19m x 2.41m) Free standing ball and claw rolled top bath with mixer shower attachment, wash hand basin with vanity unit under, low level WC with concealed flush, enclosed shower cubicle with curved glass screen, splash back tiling, ceramic floor tiles.

Externally

Former Hair Dressers Salon

12' 2" x 15' 2" (3.71m x 4.62m)

At the front of this cottage is the former hair dressers salon which has had change of usage and is now classified as a residential premises and subject to normal planning restrictions can be incorporated back into the main house.

A uPVC wooden effect front door leads into the main area of the former shop. At the rear of the shop is a small utility room 7'2 x 4'6 which includes a sink and drainer with mixer taps. Off the utility room is a small cloakroom with a low level WC and wall mounted wash hand basin.

Garden

This property benefits from garden at the front of the cottage. Directly outside the kitchen door is a large paved and gated patio seating area. Towards the North side of the cottage is a double garage with an up and over door and parking in front. There is a area of lawn with a timber garden shed and an additional driveway to provide further off road parking.

Separate Annexe

Accommodation

9' 10" x 8' 0" (3.00m x 2.44m) Front door opening to Entrance Hallway: Radiator, wooden effect vinyl flooring, under stairs storage space, stairs to first floor.

Bathroom

5' 4" x 7' 11" (1.63m x 2.41m) Panelled bath with shower over, glass screen, aqua splash back boards, pedestal wash hand basin, low level WC with concealed flush, vinyl flooring, inset ceiling spot lights.

First Floor Landing

Kitchen

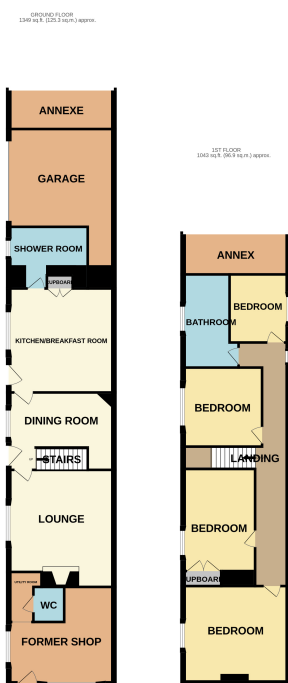
12' 4" x 5' 5" (3.76m x 1.65m) Fitted wall mounted and floor standing kitchen cupboards including pan drawers, complimentary wooden effect worktops and splash backs, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring ceramic hob with extractor canopy over, electric oven, space and plumbing under worktop for automatic washing machine, space for fridge, vinyl flooring, inset ceiling spot lights.

Lounge

11' 4" x 15' 6" (3.45m x 4.72m) Four wall light points, TV point, radiator, laminate flooring.

Bedroom 1

8' 11" x 15' 8" (2.72m x 4.78m) Inset ceiling spot lights, laminate flooring, access to roof



TOTAL FLOOR AREA: 2092 sq ft (222.2 sq m) 2023/24
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of other buildings, rooms and any other items are approximate and are not intended to be used for any other purpose or in any way. The plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficacy can be given.
 Made with floorplan 12/23



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	