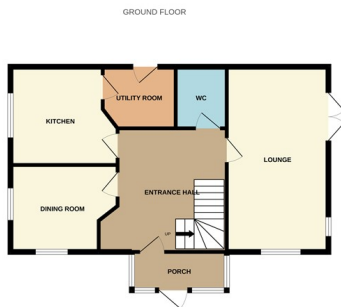




**1 Saddler Drive, Morton, Lincolnshire PE10 0XS**

**£325,000**



\*\*\*MODERN FAMILY HOME\*\*\*"Offers are invited in excess of £325,000 for this well presented detached family home, located in the popular village of Morton just North of Bourne. The property has two receptions, kitchen with utility off, and a cloakroom. Upstairs there are four bedrooms, main with ensuite and family bathroom. Outside located on a corner plot with a driveway leading to a double garage and gated access to the rear garden. To fully appreciate this property viewings are highly recommended. EPC Rating - C/ Council Tax Band - D

## ENTRANCE PORCH

Composite door to the front, UPVC double glazed windows to each side.

## ENTRANCE HALL

Composite door to the front, UPVC double glazed window to the front. Radiator, stairs to first floor accommodation.

## CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. Part tiled. UPVC double glazed window to the rear.

## LOUNGE

19' 2" x 10' 7" (5.84m x 3.23m) (approx) Feature fireplace, two radiators. UPVC double glazed French doors leading to the garden. UPVC double glazed windows to the front and side.

## KITCHEN

9' 7" x 9' 0" (2.92m x 2.74m) (approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated oven with hob and extractor fan over. Plumbing for dishwasher, space for fridge / freezer. Tiled floor.

## DINING ROOM

11' 0" x 9' 1" (3.35m x 2.77m) (approx) Radiator. UPVC double glazed windows to the front and side.

## UTILITY ROOM

6' 5" x 5' 3" (1.96m x 1.60m) (approx.) Plumbing for automatic washing machine, part tiled walls, tiled flooring, cupboard, wall mounted gas boiler. Half glazed door to the side.

## LANDING

Airing cupboard. Doors to:

## BEDROOM ONE

11' 7" x 10' 9" (3.53m x 3.28m) (approx) UPVC double glazed window to the front. Fitted wardrobes and units. Radiator.

## EN SUITE

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC. Part tiled. UPVC double glazed window to the side.

## BEDROOM TWO

14' 9" x 8' 3" (4.50m x 2.51m) (approx) UPVC double glazed window to the side. Radiator, built in wardrobe.

## BEDROOM THREE

10' 9" x 8' 10" (3.28m x 2.69m) (approx) UPVC double glazed windows to the front and rear. Built in cupboard, radiator.

## BEDROOM FOUR

10' 2" x 7' 9" (3.10m x 2.36m) (approx) UPVC double glazed window to the rear. Radiator, loft access.

## BATHROOM

Fitted with a three piece suite comprising bath with mixer shower over, wash hand basin and WC. Part tiled walls. UPVC double glazed window to the side.

## OUTSIDE

The property sits on a corner plot with a tarmac driveway leading to a double garage.

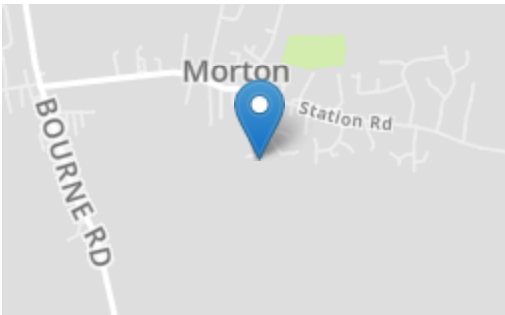
To the rear the garden is laid to lawn and enclosed by timber fencing, gated to the side. Paved patio.

## DOUBLE GARAGE

With two up and over doors.

## AGENT NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.



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

