



**Waterloo Drive, Morton**  
Bourne, Lincolnshire, PE10 0PJ

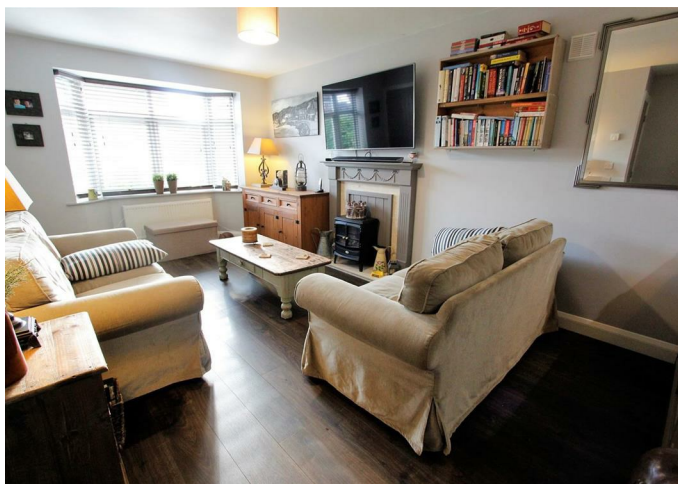
**NEWTON**FALLOWELL 

**Waterloo Drive, Morton**  
**Bourne, Lincolnshire, PE10 0PJ**  
**£240,000 Freehold**

Situated in the charming village of Morton sits this FULLY RENOVATED AND EXTENDED two bedroom detached bungalow, completed to a very high standard. The property boasts an impressive 9.5 meter kitchen/living/dining room, extended garden room, WC, two good-sized bedrooms and a modern three-piece shower room. The property also benefits from its multiple off-road parking, single garage and private rear garden.

On entering the property you are initially met by a wide entrance hall, containing access into a separated WC. The first door to your left shows you through into a stunning 9.5 meter long kitchen/living/dining room, enjoying a brand new kitchen. This room opens out into an extended garden room, containing french doors looking onto the back garden. To the right of the property two good-sized bedrooms are found, both benefitting from fitted wardrobes. The property layout is complete with a brand new three-piece shower room.

Outside the front of the property, ample off-road parking is found in front of a single garage. The rear garden is a lovely balance of lawned and paved areas, benefitting tremendously from not being over-looked.



**Entrance Hall**

**WC**

**Living/Kitchen/Dining Room**

31'6 x 9'11 (9.60m x 3.02m)

**Garden Room**

8'10 x 7'8 (2.69m x 2.34m)

**Bedroom One**

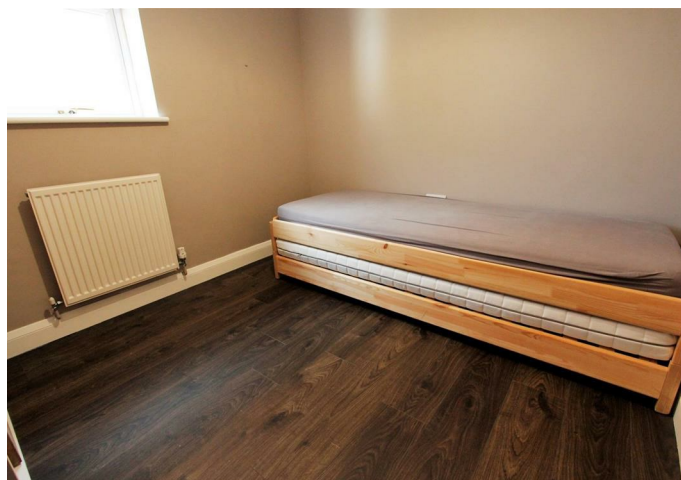
11'8 x 9'2 (3.56m x 2.79m)

**Bedroom Two**

8'11 x 8'1 (2.72m x 2.46m)

**Shower Room**

7 x 6'3 (2.13m x 1.91m)



BUNGALOW

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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