



## 6 Orchard Close, Morton

£280,000 Freehold

SPACIOUS TRADITIONAL DETACHED BUNGALOW • SOUGHT AFTER CUL-DE-SAC VILLAGE POSITION • FULLY RENOVATED TO A BEAUTIFUL STANDARD • 3 SIZEABLE BEDROOMS • STUNNING HIGH QUALITY KITCHEN DINER WITH RANGE OF APPLIANCES • FINE FRONT LOUNGE WITH FEATURE FIREPLACE • SYLISH FAMILY BATHROOM & MASTER EN-SUITE • PRIVATE REAR LAWNED GARDEN • DRIVEWAY & DETACHED GARAGE • VIEW VIA OUR GAINSBOROUGH OFFICE

High-spec 3-bed detached bungalow in quiet Morton cul-de-sac. Refurbished throughout, en-suite, gardens, driveway, garage. No upward chain. Close to amenities and Marshalls Yard.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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### Entrance Porch

Includes a front uPVC double glazed entrance door with frosted glazing with adjoining side lights, built-in storage cupboard with an internal hardwood glazed door with adjoining side light allows access through to;

### Inner Hallway

Has a built-in cloaks cupboard which houses a brand new Worcester Bosch combi boiler, modern inset ceiling spotlights, loft access, a built-in storage cupboard and doors off to;

### Main Front Lounge

15' 10" x 11' 10" (4.82m x 3.60m)

With sliding front aluminium glazed doors allowing access to the front garden, TV input and a stylish feature log electric fireplace with remote control.

### Stylish High Quality Kitchen Diner

20' 0" x 9' 10" (6.10m x 3.00m)

With a front uPVC double glazed window and oak style laminate flooring. The kitchen includes a range of shaker style low level units, drawer units and wall units in teal with laminate working top surfaces incorporating a single ceramic sink unit with drainer to the side and block mixer tap with tiled splash backs, built-in Lamona four ring gas hob with matching electric oven, integral fridge freezer, plumbing for an integral dishwasher and modern ceiling spotlights.

### Master Bedroom 1

12' 0" x 11' 0" (3.65m x 3.36m)

With a rear uPVC double glazed window and a door





### **Master Bedroom 1**

12' 0" x 11' 0" (3.65m x 3.36m)

With a rear uPVC double glazed window and a door leading to;

### **En-Suite Shower Room**

3' 11" x 7' 3" (1.20m x 2.20m)

With a side uPVC double glazed window with frosted glazing and a three piece suite comprising of a corner walk-in shower cubicle with overhead chrome main shower with twin curved glazed doors, low flush WC with adjoining vanity wash hand basin with twin units beneath, a chrome wall mounted towel heater, extractor fan and oak style vinyl flooring.

### **Rear Double Bedroom 2**

11' 0" x 9' 5" (3.36m x 2.88m)

With a rear uPVC double glazed window.

### **Rear Bedroom 3**

11' 0" x 6' 11" (3.36m x 2.11m)

With a rear uPVC double glazed window.

### **Stunning Family Bathroom**

7' 1" x 5' 7" (2.16m x 1.70m)

With a side uPVC double glazed window with frosted glazing providing a three piece suite in white comprising a panelled bath with overhead large chrome shower with glazed screen, a vanity wash hand basin with shaker style twin units beneath with an adjoining low flush WC, wall mounted chrome towel heater, oak style vinyl flooring and fully marble effect tiling to the walls.

### **Grounds**

The rear of the property provides a well kept private





### Grounds

The rear of the property provides a well kept private lawned garden with planted borders with surrounding secure fencing and hedging with beautiful views of the mill and access leads down the side of the bungalow with the front providing a well kept lawned garden with an adjoining hard standing driveway which allows off street parking for multiple vehicles leading to a detached brick built single garage.

### Garage

8' 3" x 19' 5" (2.52m x 5.91m)

Has an up and over door and a side internal door.









Total area: approx. 95.1 sq. metres (1023.9 sq. feet)



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