



**80 Musselburgh Way, Bourne, Lincolnshire PE10 0XY**

**£310,000**



**\*\*\*SPACIOUS DETACHED FAMILY HOME\*\*\*** Rosedale are delighted to bring to the market this well presented extended three storey family home located within easy reach of Bourne town centre and local amenities. The property is well proportioned and provides ample space for a growing family. The property is split over three floors with entrance hall, lounge, cloakroom and kitchen with dining area or living area. The first landing has bedroom four, family bathroom, and the main bedroom with fitted wardrobes and ensuite. The top floor has two more double bedrooms and a Jack and Jill ensuite. There are a respectable amount of storage cupboards throughout and a fully enclosed low maintenance garden with a garage and driveway parking. To fully appreciate this property viewings are highly recommended. EPC Energy Rating B/Council Tax Band D.



### ENTRANCE HALL

Door to front, stairs to first floor, laminated flooring, radiator, double cupboard and single cupboard.

### CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, extractor fan and radiator.

### KITCHEN/BREAKFAST

16' 0" x 10' 4" (4.88m x 3.15m) (approx.) Fitted with a range of base and eye level units, granite worktops, inset sink unit with mixer tap, upstands, wine fridge, double oven, hob, extractor fan, integrated dishwasher, integrated washing machine, kickboard lighting, tiled flooring, downlighting, two UPVC windows to front and UPVC window to rear. Open to:

### DINING AREA/FAMILY ROOM

9' 8" x 8' 6" (2.95m x 2.59m) (approx.) Tiled flooring, UPVC window to side and UPVC sliding doors to garden.

### LOUNGE

16' 3" x 10' 1" (4.95m x 3.07m) (approx.) UPVC window to side and two UPVC windows to front with custom made fitted blinds, radiator and laminated flooring.

### LANDING

Cupboard, radiator and stairs to second floor.

### BEDROOM ONE

10' 10" x 10' 5" (3.30m x 3.17m) (approx.) Two UPVC windows to front, UPVC window to side, custom made fitted blinds, radiator and fitted wardrobes.

### ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, part tiled walls, radiator and UPVC window to side.

### BEDROOM FOUR

10' 5" x 10' 4" (3.17m x 3.15m) (approx.) UPVC window to side, two UPVC windows to front, blinds and radiator.

### BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, 3/4 tiled walls, heated towel rail and UPVC window to side.

### LANDING

UPVC window to front, blind and radiator.

### BEDROOM THREE

12' 11" x 10' 3" (3.94m x 3.12m) (approx.) UPVC window to side, Velux window to front with custom fitted blinds, radiator and loft access.

### BEDROOM TWO

12' 11" x 11' 4" (3.94m x 3.45m) (approx.) UPVC window to side, Velux window to front, custom fitted blinds and radiator.

### JACK AND JILL ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, part tiled walls, radiator and extractor fan.

### OUTSIDE

Side- Driveway leading to garage, gated access and off road parking.

Rear- Paved patio, decking, pergola, enclosed fencing and walling and artificial lawn.

### SINGLE GARAGE

### AGENTS 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.

As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.

