



76 Musselburgh Way, Bourne, Lincolnshire PE10 0XY

£285,000



*****UPGRADED DETACHED FAMILY HOME***** Rosedale are delighted to offer to the market this very well-presented home, located in the popular area of Elsea Park. The property has undergone a number of upgrades, including a landscaped garden, feature wall panelling, hidden extra storage, radiator covers, and bold, stylish décor throughout. It presents extremely well and would make a lovely home for a young family. Upstairs, there are four bedrooms, an en suite, and a family bathroom. Downstairs, the entrance hall provides access to the lounge, cloakroom, and kitchen/diner. The rear garden is mainly laid with artificial grass, complemented by a tiled patio and a separate seating area. To the side, there is a garage that has been partially converted into an office, as well as a driveway providing parking for two vehicles. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating B - Council Tax Band C.

ENTRANCE HALL

Composite door to front, radiator, stairs to first floor and cupboard.

CLOAKROOM

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

LOUNGE

16' 5" x 10' 9" (5.00m x 3.28m) (approx.) UPVC window to front, radiator and storage unit.

KITCHEN/DINER

18' 0" x 13' 7" (5.49m x 4.14m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, integrated oven, hob, extractor fan, part tiled walls, integrated fridge freezer, integrated dishwasher, plumbing and space for washing machine, boiler, radiator, UPVC window to rear and UPVC French doors to garden.

LANDING

Airing cupboard and loft access.

BEDROOM ONE

13' 8" x 8' 11" (4.17m x 2.72m) (approx.) UPVC window to front, fitted wardrobes, radiator, feature wall panelling and air conditioning unit.

ENSUITE

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

BEDROOM TWO

9' 10" x 9' 2" (3.00m x 2.79m) (approx.) UPVC window to rear and radiator.

BEDROOM THREE

8' 9" x 8' 3" (2.67m x 2.51m) (approx.) UPVC window to front and radiator.

BEDROOM FOUR

8' 6" x 6' 8" (2.59m x 2.03m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, part tiled walls, radiator, extractor fan and UPVC window to side.

OUTSIDE

The rear garden is landscaped with artificial grass, paved patio area, seating area, enclosed by fencing and gated side access.

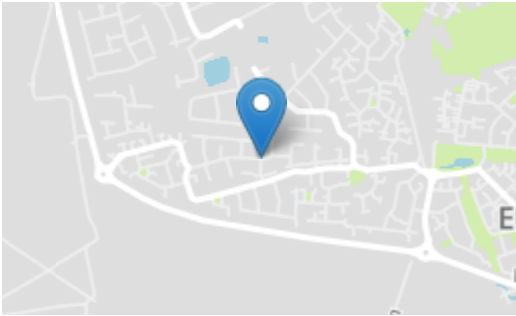
GARAGE

Single garage with light and power, door to side, window to side and has a partitioned office.

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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

