



66 Musselburgh Way, Bourne, Lincolnshire PE10 0XY

£117,500



*****50% SHARED OWNERSHIP***** Rosedale are delighted to offer to the market this show home condition property with a spacious South facing garden and off road parking next to the property. The property has been well maintained throughout and offers three bedrooms, main with fully fitted wardrobe and family bathroom. Downstairs there is a lounge to the front, kitchen/breakfast, under stairs utility cupboard, rear lobby and cloakroom. The rear garden has also been well maintained with lawned area, patio and mature shrubs. To fully appreciate this property viewings are highly recommended. EPC Energy Rating B/Council Tax Band B.

ENTRANCE HALL

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

LOUNGE

14' 4" x 11' 5" (4.37m x 3.48m) (approx.) UPVC window to front and radiator.

KITCHEN/DINER

15' 1" x 10' 3" (4.60m x 3.12m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, integrated oven, hob, extractor fan, integrated fridge freezer, plumbing and space for washing machine, double radiator, wall mounted gas boiler, under stairs cupboard with wall mounted units, space for tumble dryer and fridge and UPVC window to rear.

CLOAKROOM

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

REAR LOBBY

Half glazed door to rear.

LANDING

Loft access.

BEDROOM ONE

14' 11" x 12' 3" (4.55m x 3.73m) (approx.) Two UPVC windows to front, fully fitted bedroom suite, radiator and cupboard.

BEDROOM TWO

13' 9" x 7' 7" (4.19m x 2.31m) (approx.) UPVC window to rear, laminated flooring and radiator.

BEDROOM THREE

9' 10" x 7' 1" (3.00m x 2.16m) (approx.) UPVC window to rear, radiator and laminate flooring.

BATHROOM

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

OUTSIDE

Paved patio, laid to lawn, enclosed by fencing, gated side access and off road parking to side.

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.

Rent Charges- £333.72 which include: rent, service charge, management fee and property insurance.

