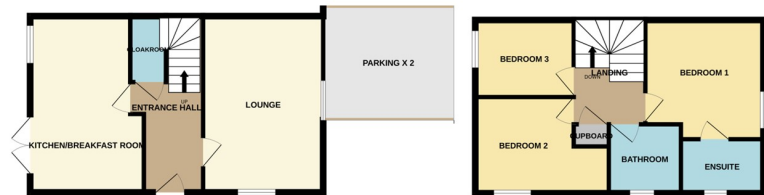




61 Musselburgh Way, Bourne, Lincolnshire PE10 0XY

£250,000



PRESENTED TO THE HIGHEST STANDARD This stunning young family home is within walking distance to local amenities and schools. This property is being sold with no onward chain and is ready to move straight into. The lay out of this property is very popular with the kitchen/breakfast leading to the garden. The property has a cloakroom and a dual aspect spacious lounge. Upstairs there are three bedrooms, ensuite and family bathroom. The property has been professionally decorated throughout with vibrant colours to give that wow factor! Outside there is a fully enclosed garden and allocated parking. To fully appreciate this home viewings are highly recommended. EPC Energy Rating B/Council Tax Band B.

ENTRANCE HALL

Door to front, radiator and stairs to first floor.

CLOAKROOM

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

LOUNGE

15' 6" x 10' 7" (4.72m x 3.23m) (APPROX) UPVC window to front and side and radiator.

KITCHEN/BREAKFAST ROOM

15' 4" x 10' 1" (4.67m x 3.07m) (APPROX) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, integrated dishwasher, integrated oven, gas hob, extractor fan, upstands, integrated fridge freezer, plumbing for automatic washing machine, UPVC window to side and French doors to garden.

LANDING

Airing cupboard and loft access.

BEDROOM ONE

10' 9" x 10' 6" (3.28m x 3.20m) (APPROX) UPVC window to side and radiator.

ENSUITE

Fitted with a three piece suite comprising, WC, hand wash basin and double cubical shower. part tiled, radiator, shaver point and UPVC window to front.

BEDROOM TWO

11' 10" x 8' 9" (3.61m x 2.67m) (APPROX) UPVC window to front and single radiator.

BEDROOM THREE

8' 7" x 6' 4" (2.62m x 1.93m) (APPROX) UPVC window to side and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, hand wash basin and bath with mixer tap, part tiled, radiator and UPVC window to front.

GARDEN

Paved patio, decking, laid to lawn and shed.

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.

