



63 Musselburgh Way, Bourne, Lincolnshire PE10 0XY

£270,000



*****MODERN DETACHED FAMILY HOME***** Rosedale Property Agents are delighted to bring to the market this beautifully presented detached home, ideally located in the popular Elsea Park development offering easy access to Bourne town centre and local amenities. This attractive property would make an ideal home for a growing or young family. The accommodation is well laid out and presented throughout. To the first floor are four bedrooms, including a principal bedroom with en suite, along with a modern family bathroom. The ground floor comprises a welcoming entrance hall, spacious lounge, convenient cloakroom and a well-appointed kitchen/diner providing an ideal space for family living and entertaining. Externally the rear garden is mainly laid to lawn with gravel borders and features a patio seating area perfect for outdoor dining. To the side of the property is a garage with driveway parking for two vehicles. Early viewing is highly recommended to fully appreciate all that this excellent home has to offer. EPC Rating: B/Council Tax Band: C

ENTRANCE HALL

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

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' 8" (5.00m x 3.25m) (approx.) UPVC window to front and two radiators.

KITCHEN/DINER

17' 11" x 13' 6" (5.46m x 4.11m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, integrated fridge freezer, integrated dishwasher, under unit lighting, UPVC French doors to garden and UPVC window to rear.

LANDING

Loft access, double cupboard and radiator.

BEDROOM ONE

13' 8" x 8' 11" (4.17m x 2.72m) (approx.) UPVC window to front, fitted wardrobes and radiator.

ENSUITE

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

BEDROOM TWO

9' 9" x 9' 1" (2.97m x 2.77m) (approx.) UPVC window to rear, fitted wardrobe and radiator.

BEDROOM THREE

8' 7" x 6' 9" (2.62m x 2.06m) (approx.) UPVC window to rear and radiator.

BEDROOM FOUR

8' 10" x 8' 1" (2.69m x 2.46m) (approx.) UPVC window to front 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 and UPVC window to side.

SINGLE GARAGE

OUTSIDE

The rear garden is laid to lawn with paved patio, gravel boarders, enclosed by fencing, gated side access and mature shrubs.

There is off road parking to the side on the driveway leading to the 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.

