



58 Musselburgh Way, Bourne, Lincolnshire PE10 0XY

£220,000



*** VERY POPULAR STYLE MODERN HOME *** Rosedale Property Agents are delighted to present to the market this lovely, semi detached house within easy access to Bourne grammar school and the town centre. The property is situated on a popular road within Elsea Park with a private driveway for off road parking. Upstairs there are three bedrooms with ensuite to master and a family bathroom. Downstairs, off the entrance hall, there is a cloakroom and lounge through to the kitchen/diner with French doors leading to the garden. Outside there is driveway parking. The property is very well presented throughout and would make a lovely first time buyers home. To fully appreciate it, viewings are highly recommended. EPC Energy Rating B/Council Tax Band B.

ENTRANCE HALL

Stairs to first floor and radiator.

CLOAKROOM

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

LOUNGE

16' 1" x 11' 9" (4.90m x 3.58m) (approx.) UPVC window to front and radiator.

KITCHEN/BREAKFAST

15' 0" x 10' 6" (4.57m x 3.20m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, upstands, integrated oven, hob, extractor fan, integrated fridge freezer, integrated dishwasher, wall mounted gas boiler, radiator, UPVC window to rear and French doors to garden.

LANDING

Loft access and airing cupboard.

BEDROOM ONE

13' 9" x 8' 5" (4.19m x 2.57m) (approx.) UPVC window to front and radiator.

ENSUITE

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

BEDROOM TWO

10' 2" x 8' 5" (3.10m x 2.57m) (approx.) UPVC window to rear and radiator.

BEDROOM THREE

8' 8" x 6' 3" (2.64m x 1.91m) (approx.) UPVC window to front and radiator.

BATHROOM

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

OUTSIDE

The rear garden is laid to lawn with gravel area, shed, gated side access and enclosed by fencing.

There is a driveway to the side of the property with off road parking and mature hedging.

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.

