

'Making your move easier'



84 Musselburgh Way, Bourne, Lincolnshire PE10 0XY

£255,000





\*\*\*NO ONWARD CHAIN\*\*\* Rosedale are delighted to bring to the market this well presented three storey family home located within easy reach of Bourne town centre and local amenities. The property is spread over three floors with entrance hall, office/bedroom four, cloakroom and kitchen/diner. The first floor has a double bedroom, ensuite and lounge. The second floor has bedroom two, bedroom three and bathroom. Outside there is off road parking leading to a single garage. The low maintenance landscaped rear garden has a paved patio area with pergola, gated side access and is enclosed. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating B/Council Tax Band C.

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#### **ENTRANCE HALL**

Door to front, stairs to first floor and cupboard with space for washing machine.

#### **OFFICE/BEDROOM FOUR**

8' 10" x 6' 0" (2.69m x 1.83m) (approx.) UPVC window to front and radiator.

#### **CLOAKROOM**

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

#### **KITCHEN/DINER**

20' 0" x 12' 9" (6.10m x 3.89m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, integrated oven, hob, extractor fan, integrated fridge freezer, integrated dishwasher and UPVC French doors to garden.

#### I ANDING

Radiator and stairs to second floor.

#### **BEDROOM ONE**

12' 9" x 9' 10" (3.89m x 3.00m) (approx.) UPVC window to rear, radiator and wardrobe.

## ENSUITE

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

#### LOUNGE

12' 9" x 11' 11" (3.89m x 3.63m) (approx.) UPVC window to front and radiator.

LANDING Loft access.

#### **BEDROOM TWO**

12' 9" x 11' 5" (3.89m x 3.48m) (approx.) Velux style window to rear, radiator and cupboard.

### **BEDROOM THREE**

12' 9" x 11' 4" (3.89m x 3.45m) (approx.) Dorma window to front, radiator and cupboard.

#### BATHROOM

bath, part tiled walls, extractor fan, radiator and UPVC window to side.

## OUTSIDE

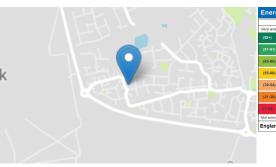
Off road parking leading to single garage.

The landscaped rear garden has tiled patio, pergola, decking, mature shrubs, gated side access and enclosed by walling and fencing.

#### 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.





n do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such must the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither firmed or verified the legal title of the property. All prosp ective purchasers must satisfy them cy of such details provided by us. We accept no liab ing or future defects relating to any property. Any plans to scale and are meant as a guide only

**12 North Street** Bourne, PE10 9AB т: 01778 420011

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