



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.

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 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.

LANDING

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.) Dormer window to front, radiator and cupboard.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and 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.

