



**50 Musselburgh Way, Bourne, Lincolnshire PE10 0XY**

**£325,000**



**\*\*\*WELL-PRESENTED SPACIOUS DETACHED FAMILY HOME\*\*\*** Rosedale Property Agents are delighted to present to the market this very popular design of property, located within Elsea Park. Elsea Park is fast becoming the most desirable area for young families and first-time buyers. The location offers green spaces, local shops, easy access to Bourne town centre, and local schools. The property occupies a corner plot and features a welcoming entrance hall, cloakroom, dual-aspect lounge, playroom/family room, and a family-sized kitchen/diner. Upstairs, there are four bedrooms, the main with an en suite, as well as a family bathroom. Outside, there is a driveway for two vehicles leading to a single garage, along with gated access to the rear garden. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating: B – Council Tax Band: D

ENTRANCE HALL

Composite door to front, stairs to first floor, radiator, cupboard, dado rail and under stairs cupboard.

CLOAKROOM

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

PLAYROOM

10' 9" x 9' 8" (3.28m x 2.95m) (approx.) UPVC windows to front and side and radiator.

LOUNGE

16' 9" x 10' 1" (5.11m x 3.07m) (approx.) UPVC window to front, two radiators and UPVC French doors to rear.

KITCHEN/BREAKFAST

15' 1" x 15' 0" (4.60m x 4.57m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, upstands, integrated oven, hob, extractor fan, integrated fridge freezer, integrated dishwasher, integrated washing machine, radiator, two UPVC windows to side, UPVC window to rear and UPVC French doors to garden.

LANDING

UPVC window to rear, dado rail and radiator.

BEDROOM ONE

15' 1" x 10' 2" (4.60m x 3.10m) (approx.) UPVC window to rear and side, free standing wardrobes and radiator.

ENSUITE

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

BEDROOM TWO

14' 8" x 10' 1" (4.47m x 3.07m) (approx.) UPVC windows to side and front, over stairs shelving and radiator.

BEDROOM THREE

12' 2" x 10' 2" (3.71m x 3.10m) (approx.) UPVC window to front, radiator and over stairs shelving.

BEDROOM FOUR

7' 5" x 7' 0" (2.26m x 2.13m) (approx.) UPVC window to rear and radiator.

BATHROOM

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

OUTSIDE

The rear garden is laid to lawn with paved patio, decking, seating area, gated side access and enclosed by walling and fencing.

To the front there is a mature hedging and a driveway to the side with off road parking leading to the garage.

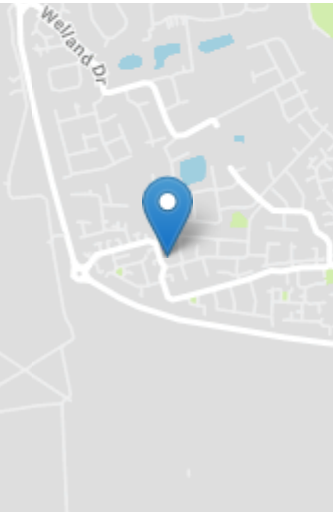
GARAGE

Single garage with light and power.

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.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         | 94        |
| (81-91) <b>B</b>                            | 85                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |