



Musselburgh Way, Bourne PE10 0XY

welcome to

Musselburgh Way, Bourne

MODERN FAMILY HOME!!! This well presented house is ready for it's next owner. With well presented accommodation throughout. Situated in the popular town of Bourne with good road links ideal for busy commuters.



Lounge

11' 9" x 16' 2" (3.58m x 4.93m)

having carpet flooring, radiator and window to front.

Kitchen/Diner

10' 6" x 15' (3.20m x 4.57m)

having range of units at wall and base level, worktops with stainless steel sink. Integrated fridge/freezer and dishwasher. Built-in oven with gas hob. Radiator, french door to rear garden.

Cloakroom

having low level WC and wash hand basin. Extractor fan.

Landing

having storage.

Bedroom 1

8' 4" x 13' 8" (2.54m x 4.17m)

having carpet flooring, radiator and window to front.

Ensuite

having shower cubicle, low level WC and wash hand basin. Radiator.

Bedroom 2

10' 3" x 8' 4" (3.12m x 2.54m)

having carpet flooring, radiator and window to rear.

Bedroom 3

8' 9" x 6' 3" (2.67m x 1.91m)

having carpet flooring, radiator and window to front.

Bathroom

having bath, low level WC and wash hand basin. Window to rear.

Outside

the property has Off Road Parking to the side for 2 Vehicles. The rear garden is enclosed with lawn and patio area.



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welcome to

Musselburgh Way, Bourne

- MODERN SEMI DETACHED HOUSE
- THREE BEDROOMS WITH ENSUITE TO MASTER
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- DRIVEWAY FOR 2 CARS WITH EV CHARGER
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B

£214,995



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG111708 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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