



58 Musselburgh Way, Bourne, PE10 0XY

 **NEWTON FALLOWELL**

3 2 1

## Key Features

- Stunning Semi-Detached Family Home
- Large Fully Enclosed Rear Garden
- Three Generous Bedrooms
- Open Plan Kitchen Dining Room
- En-Suite to the Main Bedroom
- Driveway for Two Vehicles
- South Facing Rear Garden
- Council Tax Band - B
- EPC Rating B
- Freehold

£214,950





As you enter the property you are greeted with a recently redecorated entrance hall which offers access to all of the downstairs reception rooms plus the added benefit of a WC located in the porch way. The kitchen / dining area offers a wide range of built in appliances including an electric oven and gas hob. In addition to the kitchen there is a separate conservatory, which boasts French doors leading to the outside patio area.

To the first floor there are three very well presented double bedrooms, with the master bedroom benefiting from a spacious modern three piece En-Suite. In addition there is modern three piece family bathroom which has recently been redecorated, finally a storage / airing cupboard located at the start of the landing completes the upstairs space.



Outside the property there is a fully enclosed rear garden which has been partially laid to patio and decking, while the rest is laid to lawn and to the other side of the property is a private driveway



Kitchen Diner 4.57m x 3.18m (15'0" x 10'5")

Lounge 4.9m x 3.58m (16'1" x 11'8")

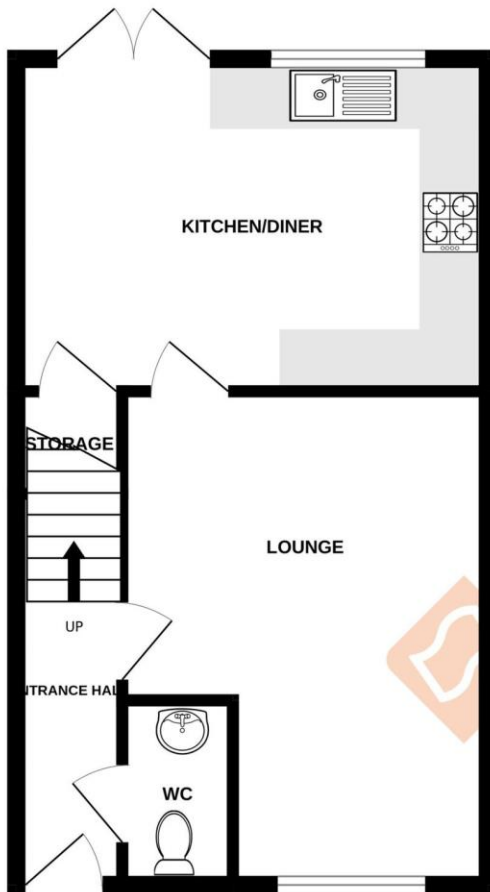
Bedroom One 4.17m x 2.55m (13'8" x 8'5")

Bedroom Two 3.1m x 2.54m (10'2" x 8'4")

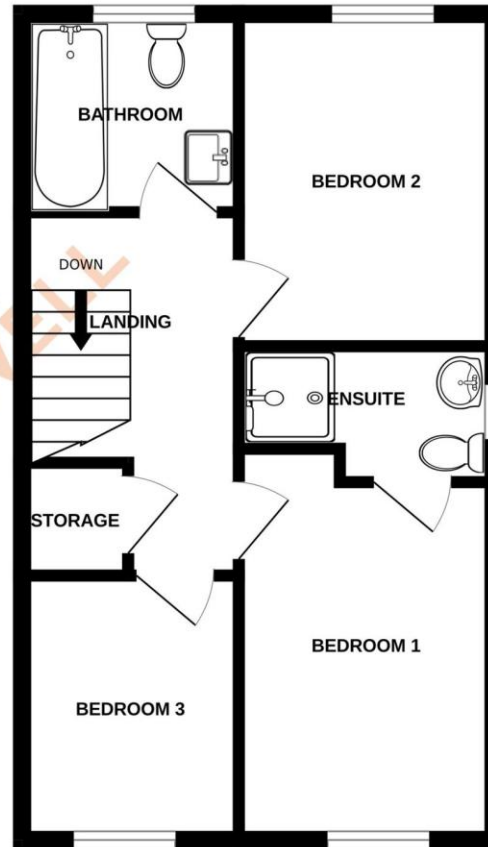
Bedroom Three 2.64m x 1.9m (8'8" x 6'2")



GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority:  
Council Tax Band: B

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

01778 422567

bourne@newtonfallowell.co.uk  
2 North Street, Bourne, PE10 9EA