



Musselburgh Way, Bourne

 **NEWTON FALLOWELL**

3 2 1

## Key Features

- Ideal First Home or Investment Property
- Stunning Low Maintenance Rear Garden
- Highly Sought After Location
- En-Suite to Main Bedroom
- Ample Off Road Parking
- Situated Down a Private Drive
- Council Tax Band - B
- EPC Rating B
- Freehold

£215,000





\*Motivated Vendor\* Newton Fallowell are delighted to offer this immaculately presented three bedroom semi detached property. Offering a stunning low maintenance landscaped garden and ample off-road parking and spacious downstairs accommodation this is a must view property.

As you enter the property a large entrance hall provides access to all of the downstairs reception rooms. The entrance hall also offers a large storage cupboard and a downstairs WC. To the front of the property is an immaculately presented Kitchen/Breakfast Room offering a range of high quality integrated appliances including a double electric oven. The downstairs space is completed with a large lounge to the rear of the property offering French doors leading outside.

The first floor is comprised of three generous bedrooms with the principle bedroom offering a modern three piece en-suite bathroom. The first floor is completed with a spacious family bathroom and storage cupboard.

Outside the rear of the property is a stunning low maintenance garden which has been landscaped by the current vendors. The front of the property is situated down a private driveway which offers two dedicated parking spaces.

Kitchen/Breakfast Room 3.40m x 3.05m (11'2" x 10'0")

Lounge 3.68m x 4.70m (12'1" x 15'5")

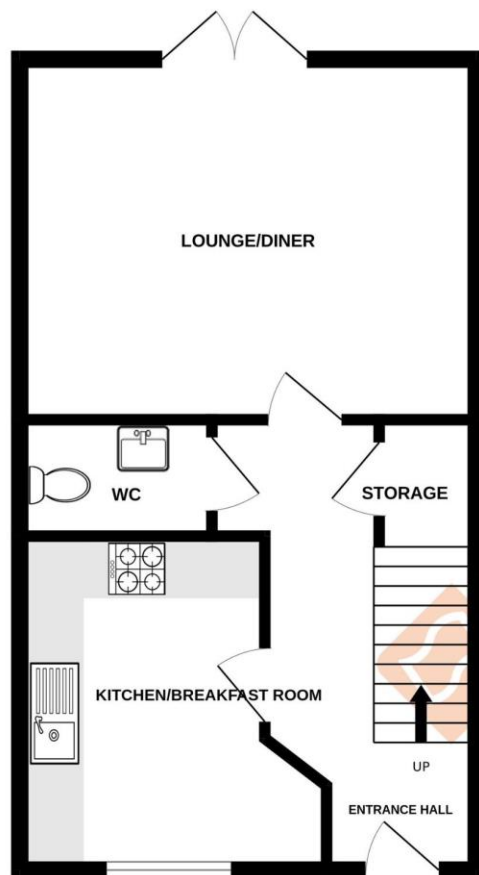
Bedroom One 2.84m x 2.95m (9'4" x 9'8")

Bedroom Two 2.67m x 2.97m (8'10" x 9'8")

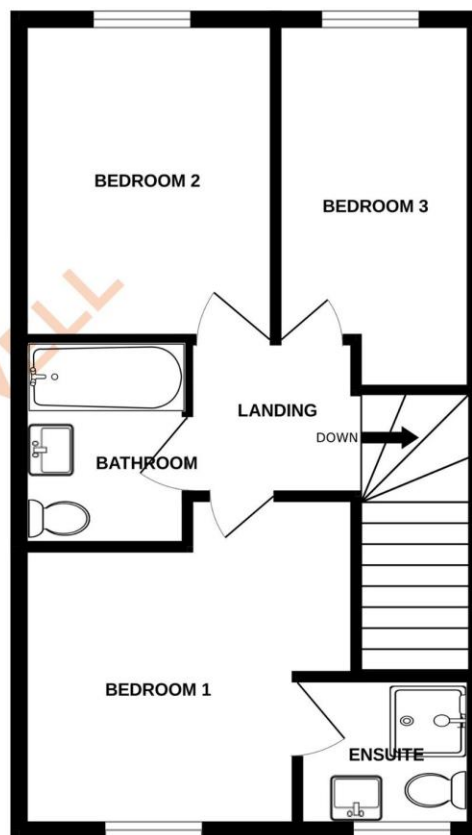
Bedroom Three 3.73m x 2.01m (12'2" x 6'7")

Family Bathroom 2.01m x 1.65m (6'7" x 5'5")

GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 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.

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