



Musselburgh Way, Bourne

 **NEWTON FALLOWELL**



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## Key Features

- Immaculately Presented Four Bedroom Family Home
- Landscaped South Facing Rear Garden
- Open Plan Kitchen/Diner
- Four Double Bedrooms
- En-Suite to Main Bedroom
- Ample Off Road Parking and Single Garage
- Council Tax Band - D
- EPC Rating B
- Freehold

£335,000





Situated within the highly sought-after location of Elsea Park sits this stunning four bedroom detached family home. The property boasts a generous living room, open kitchen/diner, utility room, downstairs WC, four double bedrooms, three-piece family bathroom and an en-suite shower room within the master bedroom. The property also benefits from its off-road parking, single garage and enclosed rear garden.

On entering the property you are initially met by an impressive entrance hall, with the first door on your left showing you into a downstairs WC. Opposite the hall, the doorway leads you through into a generous living room, benefiting from french doors looking out onto the rear garden. To the left of the property a stunning open plan kitchen/diner is found, offering ample worktop and unit space and access into the utility room. To the first floor, the landing space separates four well-balanced bedrooms, a modern three-piece family bathroom and a well-presented en-suite shower room, within the main bedroom.

The front of the property has been landscaped, offering a new block paved inset footpath and a gravelled area, the current owners park one vehicle at the front of the property. The focal point of this property is the substantial south facing rear garden which has been landscaped, offering a separate decking area, mature borders and lawn. This space is ideal for hosting friends and family, there is a hot tub alongside a outside wood burner which are available via separate negotiation . To conclude this property, at the rear there is a single garage, with off-road parking in front.







Lounge 3.45m x 6.05m (11'4" x 19'10")

Open Plan Kitchen Diner 3.56m x 6.05m (11'8" x 19'10")

Utility Room 1.77m x 2.01m (5'10" x 6'7")



Entrance Hall 1.85m x 3.74m (6'1" x 12'4")

Bedroom One 2.89m x 3.54m (9'6" x 11'7")

Bedroom Two 2.96m x 3.66m (9'8" x 12'0")

Bedroom Three 2.56m x 3.17m (8'5" x 10'5")

Bedroom Four 2.74m x 3.09m (9'0" x 10'1")

Family Bathroom 1.35m x 1.85m (4'5" x 6'1")

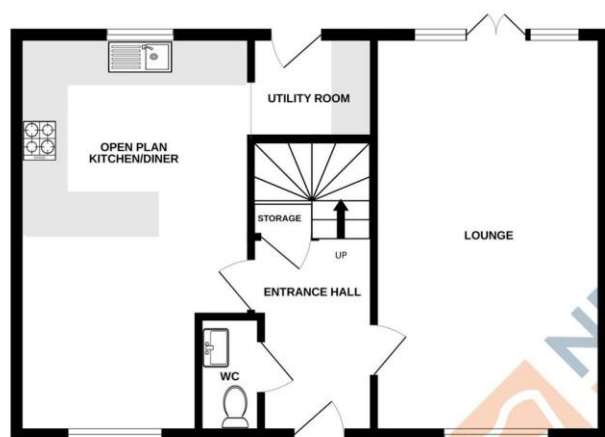
En-Suite Bathroom 1.53m x 1.96m (5'0" x 6'5")



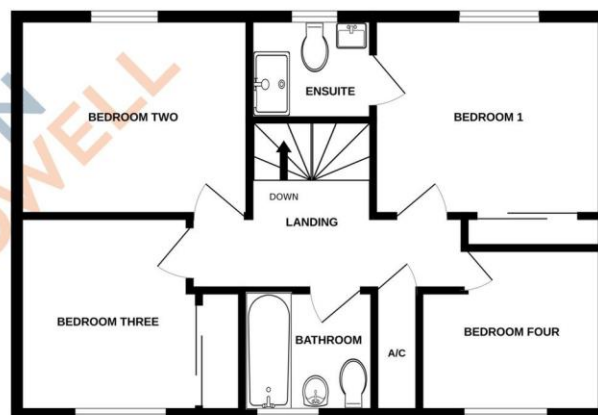




GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1227sq.ft. (114.0 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.  
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Score	Energy rating	Current	Potential
92+	A		93 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: D

#### 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.