



79 Musselburgh Way, Bourne

Guide Price £325,000

 **NEWTON FALLOWELL**

## 79 Musselburgh Way

Bourne, Bourne

\*\*\* Guide Price £325,000 - £335,000 \*\*\*

This detached family home is situated within the popular development of Elsea Park, boasting spacious and extended accommodation arranged over three floors & situated on a corner plot. The immaculate accommodation comprises of four double bedrooms, en-suite to main bedroom, shower room, dual-aspect lounge and an extension to the kitchen creating more entertaining and living space. Outside there is a driveway large enough for 2 cars and a garage as well as an enclosed rear garden.

When you enter the home the entrance hall separates a formal lounge and the spacious kitchen diner as well as providing access to the downstairs cloakroom with additional storage under stairs and immediately to the left of the front door. The kitchen benefits from having integrated appliances and separate space for the dining table. an extension provides a seamless flow with the benefit of having extra living space perfect for entertaining or larger families. The extension leads out to the garden with decked seating area.

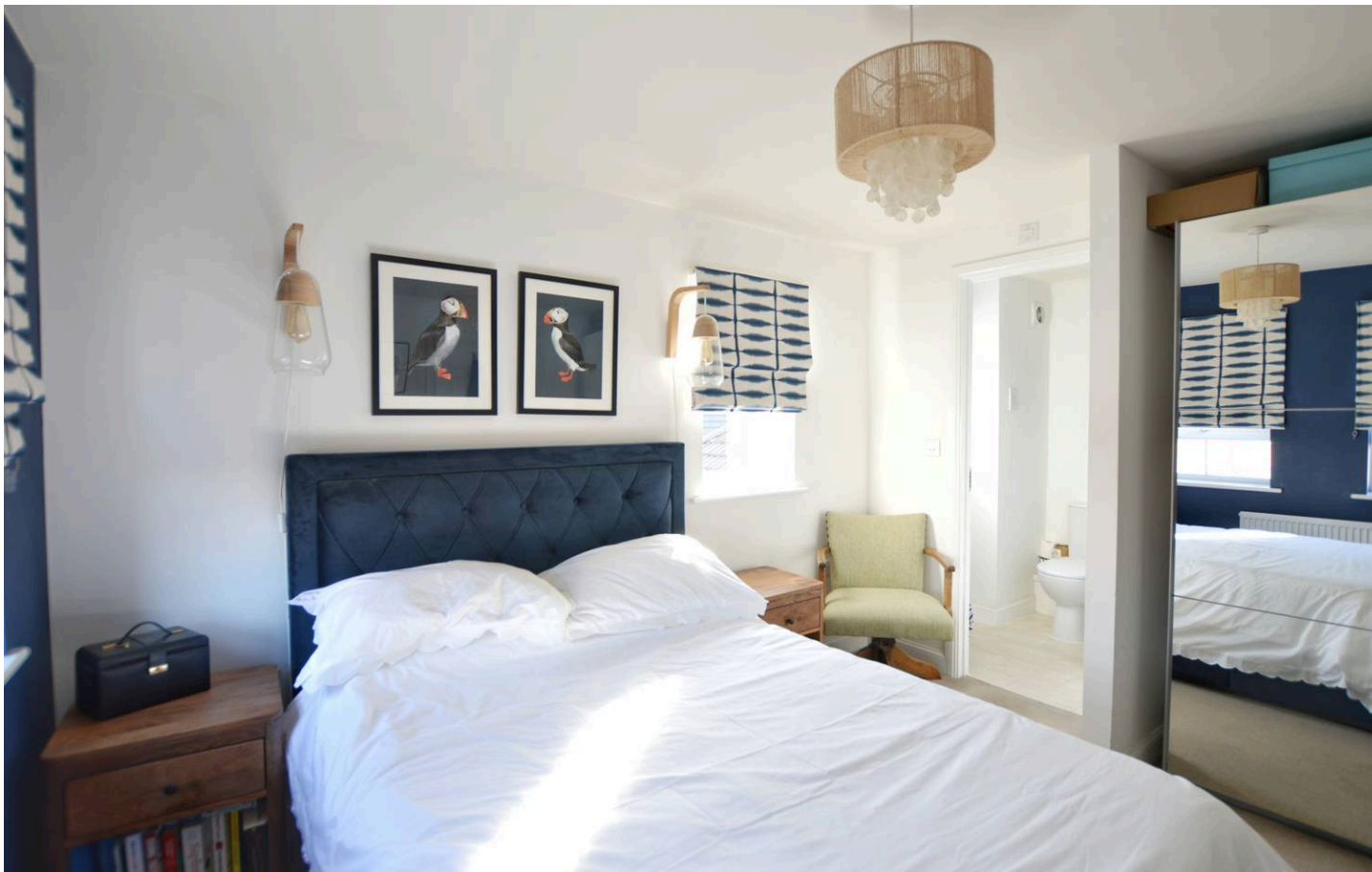
Stairs rise to the first floor, with the landing offering access to two of the four double bedrooms and family bathroom. The main bedroom benefits greatly from storage and en-suite shower room with light flooding in from the dual aspect. Further stairs rise to the second floor with the remaining two bedrooms and a Jack & Jill shower room.

Outside there is off-road parking for multiple vehicles in the form of the driveway which leads to the single garage.

Council Tax band: D

Tenure: Freehold





**Entrance Hall**

14' 4" x 6' 2" (4.37m x 1.88m)

**W.C**

6' 1" x 2' 11" (1.86m x 0.90m)

**Kitchen/Diner**

16' 2" x 10' 4" (4.93m x 3.14m)

**Living Room**

14' 10" x 10' 2" (4.51m x 3.10m)

**Family Room**

13' 1" x 9' 3" (3.98m x 2.82m)

**Landing**

17' 7" x 9' 11" (5.36m x 3.01m)

**Bedroom One**

11' 11" x 10' 4" (3.64m x 3.15m)

**En-Suite**

7' 6" x 3' 7" (2.29m x 1.10m)

**Bedroom Two**

11' 1" x 9' 7" (3.37m x 2.93m)

**Bathroom**

6' 8" x 6' 2" (2.02m x 1.88m)

**Bedroom Three**

9' 11" x 11' 9" (3.02m x 3.58m)

**Bedroom Four**

10' 4" x 11' 9" (3.15m x 3.57m)

**Shower Room**

7' 1" x 4' 6" (2.15m x 1.36m)



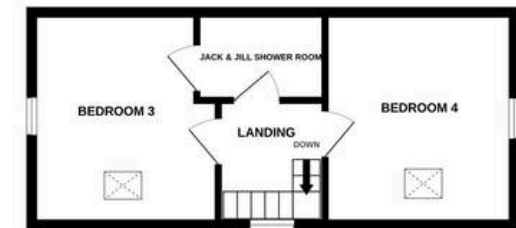
GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.7 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 ©2026

Newton Fallowell - Bourne

Newton Fallowell, 2 North Street - PE10 9EA

01778 422567 · bourne@newtonfallowell.co.uk · newtonfallowell.co.uk/bourne