



58 Musselburgh Way, Bourne
£199,950

 **NEWTON FALLOWELL**

58 Musselburgh Way

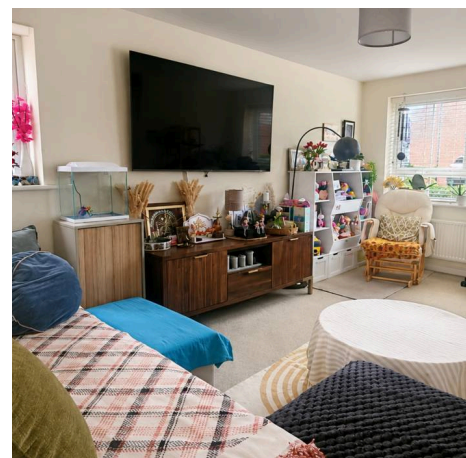
Bourne

This beautifully presented three bedroom semi-detached home is situated in the highly desirable Elsea Park development, offering modern living in a sought-after location.

The property features a welcoming entrance hall leading to a spacious living room. The generous lounge provides a comfortable space to relax, while a convenient downstairs WC adds practicality for busy households. The kitchen/diner offer in-built appliances and patio doors to the outside and allows a good flow from indoor to outdoor.

Upstairs, the main bedroom benefits from a stylish en-suite shower room, complemented by two further well-proportioned bedrooms and a contemporary family bathroom. Thoughtfully designed and finished to a high standard throughout, this home perfectly balances comfort, style and functionality, making it an ideal choice for families or those looking to upsize.

Set on a large plot, the property enjoys an impressive outside space. The landscaped rear garden offers a secure and private area for children to play or for hosting summer barbeques with friends and family. A paved patio provides an ideal spot for outdoor dining, while the lawn area allows for easy maintenance and year-round enjoyment. At the front, the property benefits from a driveway providing off-road parking for two cars. The location within Elsea Park ensures residents can enjoy well-maintained communal green spaces, walking paths and a family-friendly environment (all within easy access to local schools, shops and transport links).





Entrance Hall

Living Room

16' 1" x 11' 9" (4.91m x 3.58m)

WC

5' 3" x 3' 1" (1.60m x 0.93m)

Kitchen/Diner

15' 0" x 10' 6" (4.57m x 3.19m)

Bedroom One

13' 8" x 8' 4" (4.16m x 2.55m)

En-Suite

4' 5" x 4' 3" (1.35m x 1.29m)

Bedroom Two

8' 5" x 10' 2" (2.56m x 3.09m)

Bedroom Three

8' 9" x 6' 3" (2.66m x 1.91m)

Bathroom

5' 7" x 6' 3" (1.69m x 1.91m)

Council Tax band: B

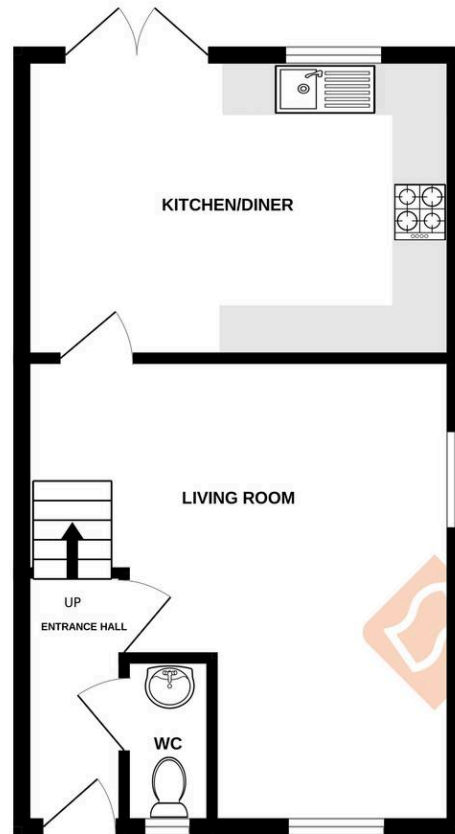
Tenure: Freehold

EPC Energy Efficiency Rating: B

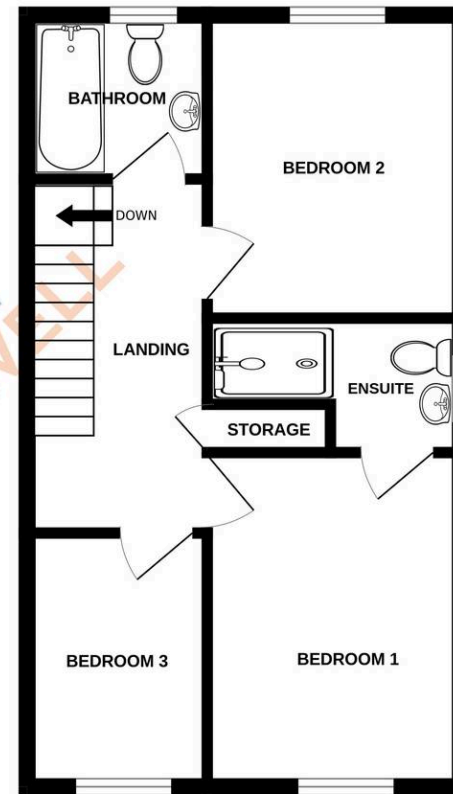
EPC Environmental Impact Rating: B



GROUND FLOOR
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.1 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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Newton Fallowell - Bourne

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