



84 Musselburgh Way, Bourne, PE10 0XY

 **NEWTON FALLOWELL**

 4    2    2

## Key Features

- Semi Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms
- En-Suite to Main Bedroom
- Driveway Leading to a Garage
- Family Bathroom and Downstairs W.C
- Enclosed Rear Garden
- EPC Rating B
- Freehold

£250,000





Situated within the highly sought-after Elsea Park development, this spacious four-bedroom semi-detached home offers generous and contemporary living spread across three thoughtfully designed floors. With two reception rooms, a modern kitchen, dedicated study, four spacious bedrooms, and off-road parking and a garage. This home is ideal for growing families or those in need of flexible living space in a desirable location.

Upon entering, you are welcomed into a bright entrance hall, with a downstairs WC and downstairs storage cupboard to the left and a study/bedroom to the right. The hallway leads into a stylish kitchen/diner, fitted with a range of sleek units and complemented by expansive wooden worktops. Integrated appliances include an oven and gas hob with fridge freezer, washing machine, and dishwasher. There's ample room for dining or living space, and French doors open out onto the rear garden, seamlessly blending indoor and outdoor living.

On the first floor the landing provides access to a generously sized main bedroom at the rear of the property with en-suit shower room. The front bedroom is spacious and bright. The second floor offers two further double bedrooms both with their own in-built storage and a well-appointed, part-tiled three piece family bathroom.

Externally the home boasts a private, fully enclosed rear garden that has been tastefully landscaped with a decking area that expands the width of the garden including to the rear of the garage. To the front, there is a driveway offering off-road parking for plenty of vehicles and access to the garage.



Hallway 4.12m x 1.22m (13'6" x 4'0")

Study 2.71m x 1.85m (8'11" x 6'1")

W.C 1.69m x 0.84m (5'6" x 2'10")

Kitchen/Living 6.1m x 3.9m (20'0" x 12'10")

Landing

Bedroom One 3.01m x 3.89m (9'11" x 12'10")

En-Suite 2.15m x 1.55m (7'1" x 5'1")

Bedroom Two 3.63m x 3.89m (11'11" x 12'10")

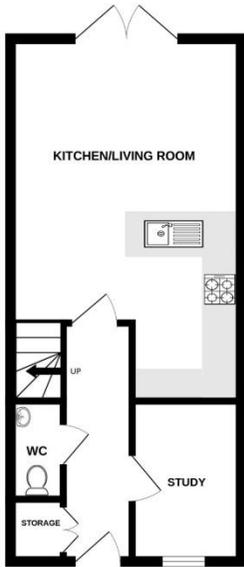
Landing

Bedroom Three 3.49m x 3.89m (11'6" x 12'10")

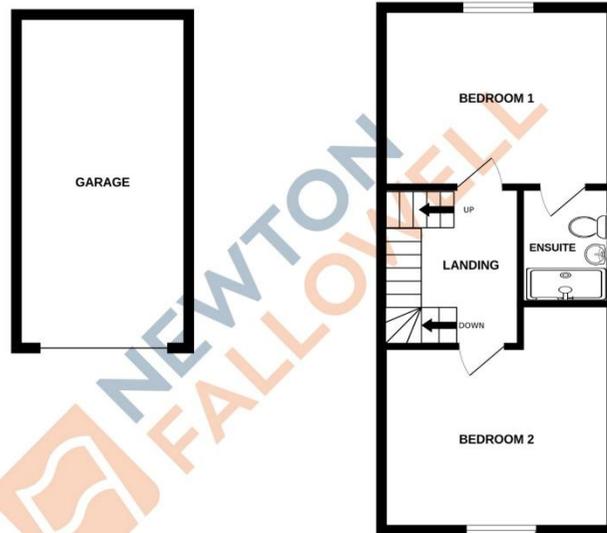
Bedroom Four 2.76m x 3.89m (9'1" x 12'10")

Bathroom 1.96m x 1.69m (6'5" x 5'6")

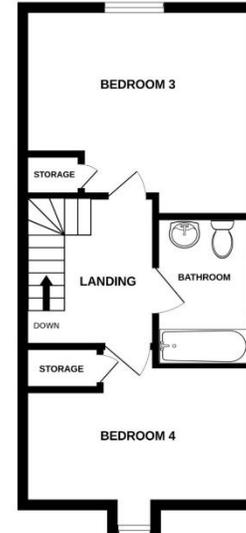
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: South Kesteven  
Council Tax Band: C

**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.