



79 Musselburgh Way, Bourne, PE10 0XY

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Detached Family Home
- FOUR DOUBLE BEDROOMS
- Two Reception Rooms
- Extended Living
- En-Suite to Main Bedroom
- Driveway With Garage
- Downstairs W.C
- Private Rear Garden
- EPC Rating B
- Freehold

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 further 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 W.C 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.

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

W.C 1.86m x 0.9m (6'1" x 3'0")

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

Lounge 4.51m x 3.1m (14'10" x 10'2")

Family Room 3.98m x 2.82m (13'1" x 9'4")

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

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

En-Suite 2.29m x 1.5m (7'6" x 4'11")

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

Bathroom 2.02m x 1.88m (6'7" x 6'2")

Bedroom Three 3.02m x 3.58m (9'11" x 11'8")

Bedroom Four 3.15m x 3.57m (10'4" x 11'8")

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



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.
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Score	Energy rating	Current	Potential
92+	A		94 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: 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.

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