



49 Musselburgh Way, Bourne
In Excess of £400,000

 **NEWTON FALLOWELL**

49 Musselburgh Way

Bourne

Situated on a generous corner plot within a sought-after residential development, this beautifully presented four-bedroom detached home offers approximately 1,740 sq.ft. of stylish and versatile accommodation, perfectly designed for modern family living.

From the moment you step into the welcoming entrance hall, the quality and space on offer are immediately apparent. To the front of the property is a spacious lounge, flooded with natural light, providing the perfect setting to relax and unwind.

The heart of the home is undoubtedly the impressive open-plan kitchen/breakfast room, featuring ample worktop space, contemporary fittings and a central island, creating an ideal space for both everyday family life and entertaining. French doors open directly onto the garden, seamlessly blending indoor and outdoor living during the warmer months.

Adjacent to the kitchen is a separate dining room, offering flexibility for formal dining, family gatherings or even a second reception room. A convenient downstairs WC completes the ground floor accommodation.

The first floor offers four well-proportioned bedrooms. The impressive principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. Bedroom four also provides an excellent opportunity to be utilised as a home office, nursery or dressing room, catering perfectly to today's flexible lifestyles.

Externally, the property occupies a generous corner plot, offering an enclosed rear garden designed with both relaxation and entertaining in mind. One side of the garden has been finished with low-maintenance artificial lawn, providing an ideal space for children to play or for year-round enjoyment. The standout feature is the impressive entertaining area, boasting a spacious patio with a built-in BBQ, creating the perfect setting for hosting family gatherings, summer barbecues and outdoor dining.

Council Tax band: E





Entrance Hall

14' 10" x 11' 1" (4.53m x 3.39m)

Lounge

14' 10" x 14' 8" (4.53m x 4.48m)

Dining Room

11' 2" x 10' 0" (3.40m x 3.05m)

Kitchen Breakfast Room

22' 3" x 11' 3" (6.79m x 3.43m)

Downstairs WC

3' 6" x 6' 4" (1.06m x 1.94m)

Landing

Bedroom One

19' 10" x 11' 3" (6.04m x 3.42m)

En-suite

7' 1" x 5' 1" (2.17m x 1.55m)

Bedroom Two

14' 10" x 10' 1" (4.53m x 3.08m)

Bedroom Three

10' 0" x 10' 10" (3.05m x 3.30m)

Bedroom Four

11' 5" x 8' 11" (3.49m x 2.71m)

Bathroom

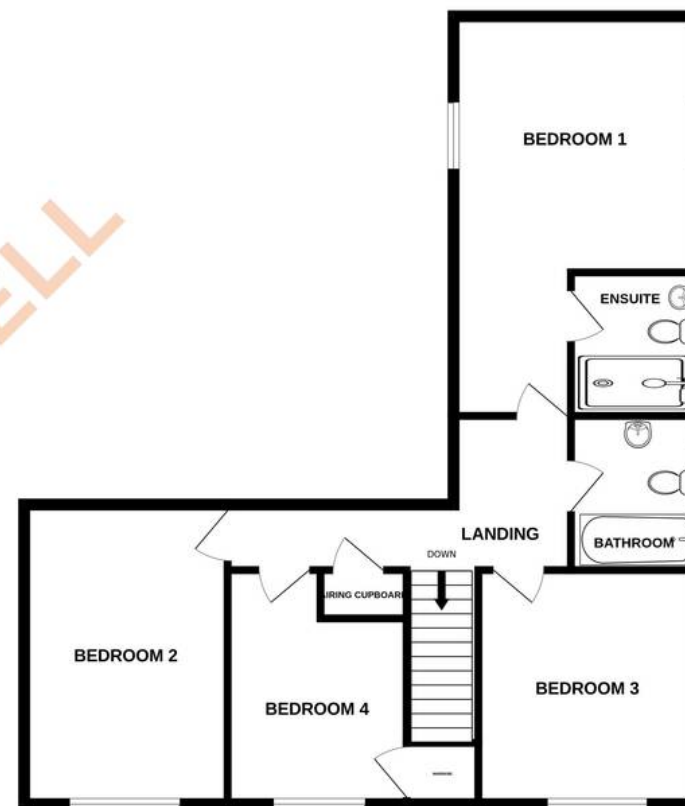
7' 8" x 6' 3" (2.33m x 1.90m)



GROUND FLOOR
953 sq.ft. (88.5 sq.m.) approx.



1ST FLOOR
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 1740 sq.ft. (161.7 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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Newton Fallowell - Bourne

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