



Musselburgh Way,
Bourne, PE10 0XY

NEWTONFALLOWELL 

Musselburgh Way, Bourne, PE10 0XY Offers In Excess Of £230,000 Freehold

This modern semi-detached home is situated on the edge of the popular Elsea Park development, boasting a SOUTH-FACING REAR GARDEN and accommodation over three floors, including a stunning master suite with fitted wardrobes and en-suite. To the first floor there are two further good-sized bedrooms and bathroom, with a spacious lounge and modern kitchen diner to the ground floor, alongside a downstairs WC. Outside the home benefits from a SINGLE GARAGE and driveway, as well as an enclosed, south-facing garden to the rear. Viewing is highly advised to fully appreciate this home.

As you enter the property you are greeted by the entrance hall, with doors leading to all of the ground floor accommodation. The kitchen diner is situated to the front of the home, providing space for a washing machine and dishwasher, as well as integrated oven, fridge and freezer. The spacious lounge is situated to the rear, offering french doors out onto the rear garden and space to dine, in addition to the kitchen. A useful downstairs WC is also found between the lounge and kitchen diner, offering a contemporary two-piece white suite.

Stairs rise from the entrance hall to the first floor landing, which separates two of the bedrooms and the family bathroom, which boasts a modern three-piece white suite with a shower over the bath. The generous second bedroom is found to the rear, whilst bedroom three is situated to the front of the home. Further stairs rise to the master bedroom, which is of great proportions, benefitting greatly from built-in wardrobes and impressive ceiling height. An en-suite shower room completes the accommodation, offering a contemporary three-piece white suite.

Outside there is off-road parking to the side of the home, as well as the single garage, which benefits from storage to the rafters and personnel door providing access from the rear garden. There is gated access to the side of the home leading into the rear garden, which is south-facing and fully enclosed.



Entrance Hall

Cloakroom

Kitchen Diner

11'03 x 9'11 (3.43m x 3.02m)

Lounge

15'07 x 12'01 (4.75m x 3.68m)

First Floor Landing

Bedroom Two

15'07 x 11'00 (4.75m x 3.35m)

Bedroom Three

9'04 x 8'04 (2.84m x 2.54m)

Family Bathroom

8'04 x 6'03 (2.54m x 1.91m)

Master Bedroom

21'03 x 15'08 (6.48m x 4.78m)

En-Suite Shower Room

7'05 x 4'07 (2.26m x 1.40m)

Garage

19'11 x 10'03 (6.07m x 3.12m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-30) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(39-48) D			
(29-38) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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