

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		



62 Musselburgh Way, Bourne, PE10 0XY

O.I.E.O £250,000 Freehold

We are delighted to offer for sale this superbly presented 3/4-bedroom town house built by Barratt Homes located on the popular Elsea Park development. The property offers excellent family accommodation benefiting from, open plan kitchen/dining room, study/bedroom 4 and downstairs cloakroom. On the first floor there is a generous living room and master bedroom with en-suite and then on the second floor two further bedrooms and family bathroom. Outside there is a driveway to the side providing off road parking and to the rear a generous fully enclosed lawned garden. Elsea Park is located on the south side of Bourne offering easy access to the Grammar school, Tesco supermarket and the A15 road link to Peterborough with its main line train station to London/Kings Cross.

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ACCOMMODATION

Entrance Hall - With wood effect flooring, built in storage cupboard, stairs leading to the first floor and door to.

Downstairs Cloakroom - With low level wc, wash hand basin and radiator.

Bedroom Four/Study - 9'10" x 6'8" (3m x 2.03m) With upvc double glazed window to the front, radiator and power points

Kitchen/Living Room - 20' x 12'8" (6.1m x 3.86m) A bright and spacious room with modern fitted units comprising, one and a half bowl sink units with cupboard below, good range of wall and base units, built in oven and hob with extractor above, integrated fridge freezer, integrated washing machine and dishwasher, upstands, wood effect flooring, under stairs storage cupboard, radiator and french doors and windows to the rear garden.

First Floor Landing - With stairs leading to the second floor, and door to.



Lounge - 12'9" x 10'1" (3.89m x 3.07m) With upvc double glazed window to the front, radiator, power and tv points.

Bedroom One - 12'8" x 9'8" (3.86m x 2.95m) With upvc double glazed window to the rear, radiator, power points and door to.

En Suite Shower Room - Fitted suite comprising, shower cubicle, low level wc, wash hand basin and radiator.

Second Floor Landing - With door to

Bedroom Two - 12'8" x 11'5" (3.86m x 3.48m) With Velux window, built in wardrobe cupboard, radiator and power points.

Bedroom Three - 12'8" x 7'5" (3.86m x 2.26m) With Velux window, built in wardrobe cupboard, radiator and power points.

Family Bathroom - Modern fitted suite comprising, panelled bath, low level WC, wash hand basin, part tiled walls, radiator and upvc double glazed frosted window.

Outside - To the side there is a driveway providing off road parking and to the rear a generous fully enclosed lawned garden with paved patio and side access.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C

