

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



51 Musselburgh Way, Bourne, Lincolnshire, PE10 0XY

£350,000 Freehold

A superbly presented four bedroom detached home built by Barratt Homes to their Alderney design located on the popular elsea park development giving easy access to the Grammar school, Tesco supermarket and the A15 road link to Peterborough. The property offers great accommodation benefiting from, entrance hall, downstairs cloakroom, lounge, separate dining room/study and fantastic modern fitted kitchen/dining room. On the first floor there is a master bedroom with en-suite, three further bedrooms and family bathroom. Outside there is a single garage with driveway providing ample off road parking and to the rear a fully enclosed lawned garden. Please call for more information.

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

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See things differently.



First Floor Landing - With upvc double glazed window and door leading to

Bedroom One - 12'11" x 10' (3.94m x 3.05m) With fitted wardrobes, radiator, power points and door leading to.

En-Suite Shower Room - Modern fitted suite comprising, shower cubicle, low level wc, wash hand basin, radiator and wood plank effect vinyl flooring.



Bedroom Two - 12'11" x 8'7" (3.94m x 2.62m) With two upvc double glazed window, built in wardrobes, radiator and power points.

Bedroom Three - 10'3" x 9' (3.12m x 2.74m) With upvc double glazed window, radiator and power points.

Bedroom Four - 7'5" x 6'10" (2.26m x 2.08m) With upvc double glazed window, radiator and power points.

Family Bathroom - Modern fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, part tiled walls, radiator, tiled effect vinyl flooring.

Outside - To the side there is a detached single garage with power and light and driveway providing off road parking. There is also a EV charging point. The rear garden is a generous corner plot with paved patio leading to a fully enclosed lawned garden perfect for the kids to play or simply sit and relax. There is also an outside power socket and outside tap.

ACCOMMODATION

Entrance Hall - With wood plank effect vinyl flooring, stairs leading to the first floor, two built in storage cupboards, radiator and door leading to.

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

Lounge - 16'9" x 10'1" (5.1m x 3.07m) With upvc double glazed window to the front and french doors to the rear garden, radiator, power points.

Dining Room/Study - 10'10" x 9'8" (3.3m x 2.95m) With wood plank effect vinyl flooring, upvc double glazed windows to the front and side, radiator and power points.

Kitchen/Dining Room - 15' x 14'11" (4.57m x 4.55m) With superb modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units with centre island with breakfast bar, built in oven, built in gas hob with extractor above, integrated fridge freezer, integrated washer/dryer, integrated dishwasher, tiled effect vinyl flooring, radiator, power points, upvc double glazed windows and french doors to the rear garden.



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

D