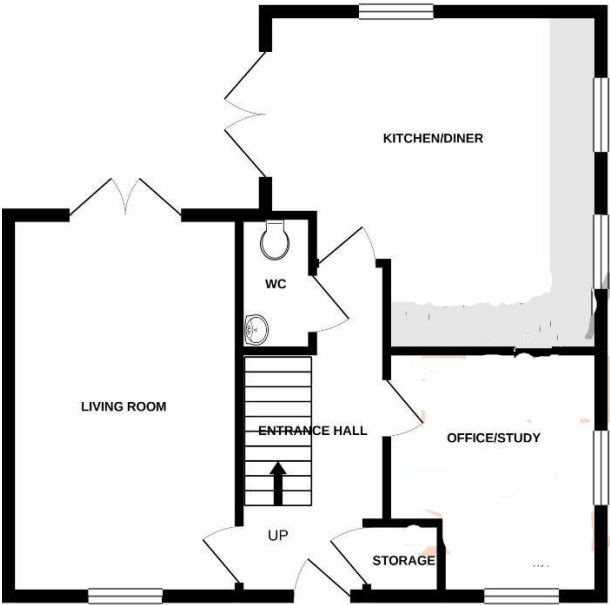
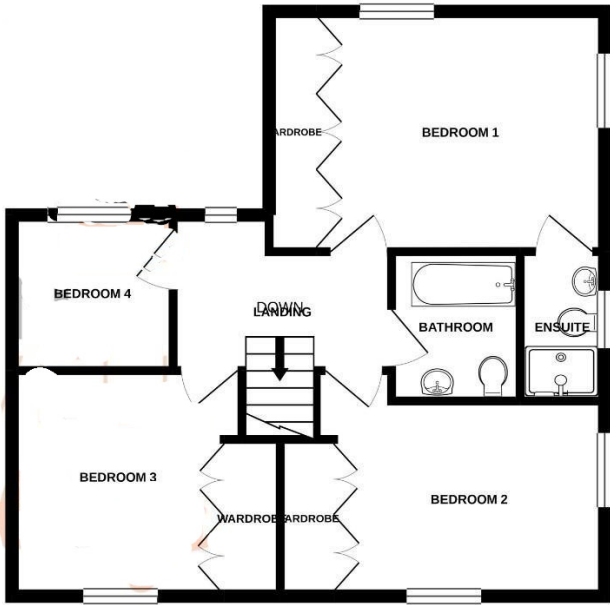


Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



77 Musselburgh Way, Bourne, Lincolnshire, PE10 0XY

£350,000 Freehold

A superbly presented four bedroom detached home built by Barratt Homes 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, study and fantastic 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 part walled garden. Please call 01778 392807 for more information.

Four bedroom detached home | Barratt Homes | Single garage with driveway | Ample off road parking | EPC Rating B | CXouncil Tax Band D

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

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See things differently.



ACCOMMODATION

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

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.

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.

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

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, built in oven, built in gas hob with extractor above, integrated fridge freezer, integrated washing machine, integrated dishwasher, wood plank effect vinyl flooring, radiator, power points, upvc double glazed windows and french doors to the rear garden.



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 upvc double glazed window, built in wardrobes, radiator and power points.

Bedroom Three - 10'3" x 9' (3.12m x 2.74m) With built in wardrobes, 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, low level wc, wash hand basin, part tiled walls, radiator, wood plank effect vinyl flooring and frosted window.

Outside - To the side there is a SINGLE GARAGE with driveway to the front providing ample off road parking.

The rear garden has a paved patio leading to a well maintained lawned garden being part walled with side access.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

D