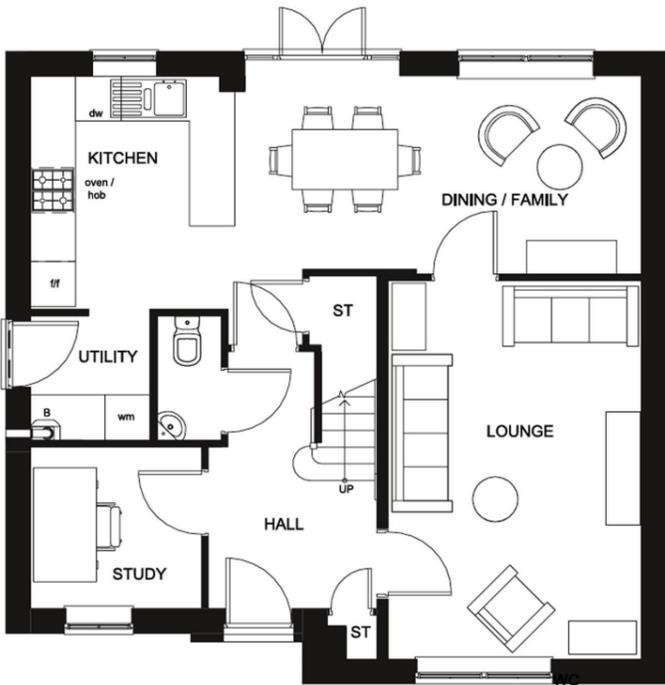


Musselburgh Way, Bourne, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



48 Musselburgh Way, Bourne, Lincolnshire, PE10 0XY

£359,950 Freehold

****NO ONWARD CHAIN**** Winkworth Estate Agents are delighted to offer for sale this stunning newly built four-bedroom detached home built by Barratt homes to their RADLEIGH design. The property is located on a corner plot position within the popular Elsea Park development giving easy access to Tesco supermarket, the Grammar School and the A15 road link to Peterborough. The property benefits from an upgraded kitchen, bathroom and flooring package boasting excellent accommodation benefiting from, lounge, study, kitchen/dining room with utility room off and downstairs cloakroom. Upstairs the master bedroom benefits from an en-suite, three further bedrooms and a family bathroom. Outside there is a single garage with driveway to the front and to the rear a generous, south facing, fully enclosed garden. Please call 01778 392807 for more information.

No Onward Chain | Four Bedroom Detached House | Single Garage & Driveway | Master with En Suite | Kitchen/Diner & Utility Room | EPC Rating B | Council Tax Band E

Winkworth Bourne | 01778392807 |
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ACCOMMODATION

Entrance Hall - With LVT flooring, stairs leading to the first floor, built in storage cupboard, radiator, and door leading through to

Downstairs Cloakroom - With low level wc, wash hand basin, LVT flooring, and extractor fan

Lounge - 16'6" x 11'1" (5.03m x 3.38m) With upvc double glazed window overlooking the front, radiator, tv point, power point, and door leading through to kitchen/diner

Study - 7'5" x 7'1" (2.26m x 2.16m) With upvc double glazed window overlooking the front, power points, radiator

Kitchen/Dining Room - 26'7" x 11'9" (8.1m x 3.58m) Modern fitted units comprising 1 and a half bowl sink unit with cupboard below, excellent range of wall and base units, built in oven and hob with extractor fan above, integrated fridge/freezer, integrated dishwasher, upstands, LVT flooring, upvc double glazed french doors and window onto the rear garden, and door leading through to

Utility Room - 5'5" x 5'2" (1.65m x 1.57m) With a fitted work surface, fully plumbed washer/dryer, LVT flooring, radiator, wall mounted gas boiler supplying hot water and central heating, and door to the side



First Floor Landing - With access to the loft, built in double airing cupboard housing hot water tank, and door leading through to

Bedroom One - 12'7" x 11'8" (3.84m x 3.56m) With upvc double glazed window overlooking the front, radiator, power points, and door leading through to

En Suite - With walk in shower cubicle, low level wc, wash hand basin, heated towel rail and extractor fan

Bedroom Two - 14'2" x 11'2" (4.32m x 3.4m) With upvc double glazed window overlooking the front, radiator and power points

Bedroom Three - 10'11" x 9'3" (3.33m x 2.82m) With upvc double glazed window overlooking the rear, radiator and power points

Bedroom Four - 10'4" x 9'9" (3.15m x 2.97m) With upvc double glazed window overlooking the rear, 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, upvc double glazed frosted window

Outside - To the side there is a driveway providing ample off-road parking leading to a single garage with up and over door.

The rear garden has a paved patio, leading onto a well tended lawn garden fully enclosed with side access.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

E

