



56 Beck Way, Thurlby, Bourne, PE10 0LE

 **NEWTON FALLOWELL**





## Key Features

- Four Bedroom Semi Detached House
- Modern Kitchen / Breakfast Room
- Off Street Parking and Single Garage
- Naturally Bright Living Room
- Backing onto Open Fields
- Private Rear Garden
- Council Tax Band - C
- EPC Rating C
- Freehold

£230,000





Set in the charming village of Thurlby, sits this well-presented four bedroom semi-detached family home. The property boasts a modern kitchen/breakfast room, airy living room, four good-sized bedrooms, master with en-suite and a modern three piece family bathroom. The property also benefits from its single garage, off-road parking and private rear garden.

Upon entering the property via the front door, you are greeted by a long airy entrance hall, with the first door on your left showing you into the downstairs WC. Opposite the hallway, the door leads you into the modern kitchen/breakfast room, offering ample storage units. To the rear of the property, a living room is found, full of natural light from the french doors. To the first floor, the landing separates two double bedrooms, a newly fitted three-piece family bathroom and a further bedroom. The second and final floor is made up of a spacious master bedroom and en-suite.

Outside the front of the property, off-road parking is found, with a further space situated within the single garage. The rear garden benefits vastly from not being overlooked to the rear. We highly recommend you view this property at your earliest convenience.

Entrance Hall 5.05m x 0.95m (16'7" x 3'1")

WC 0.90m x 0.85m (3'0" x 2'10")

Kitchen/Diner 5.05m x 2.54m (16'7" x 8'4")

Living Room 4.50m x 2.77m (14'10" x 9'1")

Main Bedroom 5.03m x 3.40m (16'6" x 11'2")

En-Suite 1.98m x 3.48m (6'6" x 11'5")

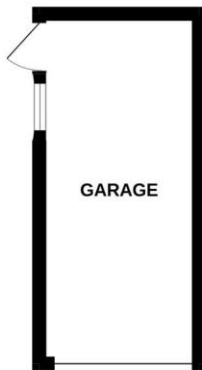
Bedroom Two 4.50m x 2.77m (14'10" x 9'1")

Bedroom Three 3.05m x 2.49m (10'0" x 8'2")

Bedroom Four 2.03m x 1.91m (6'8" x 6'4")

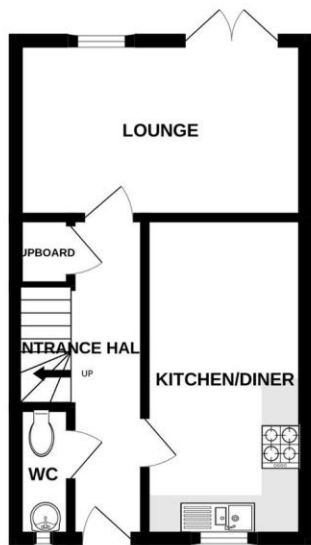
Family Bathroom 2.49m x 1.88m (8'2" x 6'2")

Garage 5.31m x 2.72m (17'5" x 8'11")



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority:  
Council Tax Band: C

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.