



11 Beck Way, Thurlby, Bourne, PE10 0LE

 **NEWTON FALLOWELL**

3 3 1

Key Features

- Semi Detached Family Home
- Three Bedrooms
- Downstairs W.C
- Enclosed Rear Garden
- Driveway Providing Off Road Parking That leads To The Garage
- Ideal Family Home
- Ideal First Time Purchase Or Investment
- EPC Rating D
- Freehold

Offers in excess of £230,000





Situated in a quiet cul-de-sac in the highly sought-after village of Thurlby, this well-presented three-bedroom semi-detached home offers a garage, driveway parking for two vehicles, and three generously sized bedrooms, two of which being double. Move-in ready, the property is ideal for families or first-time buyers alike.

Upon entry, you're welcomed by a porch that leads into the entrance hall, complete with a convenient downstairs WC. To the left, a spacious open-plan lounge/dining area benefits from ample natural light through PVC windows and French doors opening to the rear garden. The kitchen, located at the rear of the home, features a range of base and wall units, an integrated oven and gas hob, a mixer sink, and space for freestanding appliances. A side door provides further access to the garden.

Upstairs, the landing leads to three well-proportioned bedrooms and a modern three-piece family bathroom, partially tiled for a sleek, contemporary finish.

Outside, the property offers off-road parking for two vehicles and a single garage, accessible from both the front and rear garden. The enclosed rear garden is landscaped with a mix of lawn and patio, mature plants, trees, and shrub borders. A standout feature is the garden studio—perfect for a home office, creative space, or hobby room.





Entrance Hall

Lounge 4.05m x 4.94m (13'4" x 16'2")

Dining Room 2.47m x 2.32m (8'1" x 7'7")

Kitchen 2.55m x 2.3m (8'5" x 7'6")

W/C



Landing

Principal Bedroom 3m x 3.89m (9'10" x 12'10")

Bedroom 2 3.02m x 3.45m (9'11" x 11'4")

Bedroom 3 2.69m x 2.36m (8'10" x 7'8")



Bathroom 2.17m x 1.76m (7'1" x 5'10")

Garden Room 2.77m x 2.76m (9'1" x 9'1")





Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: B

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.

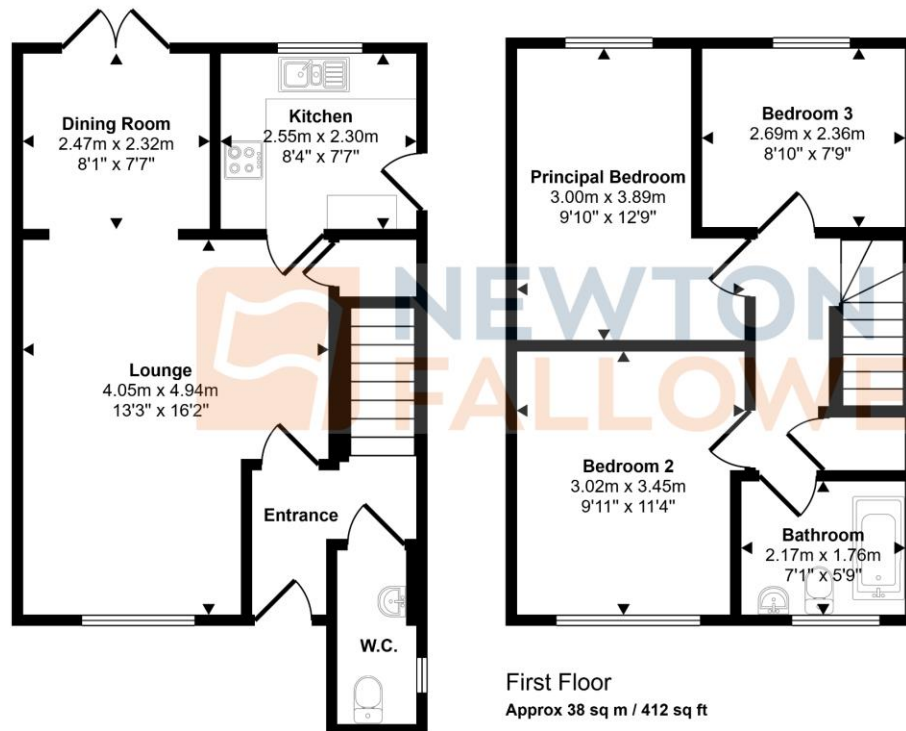
ANTI-MONEY LAUNDERING REGULATIONS:

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.

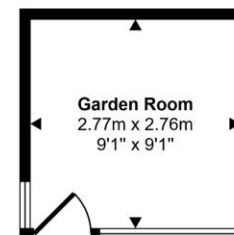
REFERRAL FEES:

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.

Approx Gross Internal Area
85 sq m / 918 sq ft



Ground Floor
Approx 39 sq m / 424 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.