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INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



32 Beck Way, Thurlby, Bourne, PE10 0LE

£185,000 Freehold

- Semi Detached House
- Entrance Hallway
- Kitchen
- Lounge/Diner
- Two Bedrooms

Modern semi-detached house with accommodation comprising entrance hallway, kitchen, lounge/diner, two bedrooms bathroom. Popular village location just a short distance from Bourne.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



GROUNDFLOOR

ACCOMMODATION

Part glazed door to Entrance Hallway: Inset floor mat, wooden effect vinyl flooring, radiator.

KITCHEN

8' 11" x 7' 0" (2.72m x 2.13m) Fitted wall mounted and floor standing cupboards with complimentary fitted worktops and splash back tiling, inset stainless steel sink and drainer with mixer tap, space for fridge under worktop, space and plumbing for automatic washing machine, wall mounted gas central heating boiler, four ring gas hob with extractor canopy over, electric oven, wooden effect vinyl flooring, radiator.



LOUNGE/DINER

15' 10" x 12' 1" (4.83m x 3.68m) Under stairs storage space, TV point, telephone point, radiator, French doors to outside, radiator,

FIRST FLOOR LANDING

Airing cupboard with radiator and shelving.

BEDROOM 1

11' 7" x 10' 5" (3.53m x 3.18m) Built in storage cupboard, TV point, radiator, window to rear.

BEDROOM 2

11' 5" x 6' 4" (3.48m x 1.93m) Radiator, window to front.

FAMILY BATHROOM

Panelled bath with electric shower over, glass screen, pedestal wash hand basin, low level WC with concealed flush, ceramic floor tiles, complimentary splash back tiling, electric shaver point, white heated ladder towel rail.



EXTERNALLY

The front of the house is open plan and laid to lawn. A single garage and driveway is located to the left hand side of the property.

The rear garden is fully enclosed and is laid to stones for easy maintenance. A gate at the rear of the garden gains access to the driveway and garage.

DIRECTIONS

From Eckfords and Longstaff office turn right and proceed to the centre of Bourne. At the traffic lights turn right and continue along the A15 heading South.

After approximately 3 miles turn right into the village of Thurlby. Turn right into Chapel Lane at the bottom of the road turn right into Beck Way. Number 32 is located on the right hand side.

AMENITIES

Thurlby is a popular village location just a short distance from Bourne. There is a local post office and village store and a village pub. From Thurlby there are regular bus links to Bourne and Peterborough and a free school bus for children attending Bourne Grammar and Bourne Academy.



THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



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

TENURE Freehold

SERVICES All mains

COUNCIL TAX BAND B

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: 17833

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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