



10 Waggoners Way, Bourne, PE10 0XR



3 2 4

Key Features

- Detached Family Home
- Three Bedrooms
- En-Suite To The Main Bedroom
- Downstairs W.C
- Enclosed Rear Garden
- Integral Garage
- Driveway parking
- Easy Access To The Town Centre
- EPC Rating C
- Freehold

£250,000





Located in the popular village of Thurlby, this well-presented three-bedroom detached family home offers versatile living with four reception rooms, a modern kitchen, integral garage, driveway parking, and a private rear garden.

Upon entering the property, you are welcomed into the entrance hall with stairs rising to the first floor. To the left, a door leads into the modern kitchen, which is fitted with a range of wall and base units, a gas hob, built-in oven, and space for freestanding appliances such as a washing machine, dishwasher, and fridge/freezer. A further door from the kitchen provides access to the integral garage.

To the rear of the property is a spacious living room that features two sets of French doors — one opening into the dining area, and the other leading to the sun room. An internal set of French doors also connects the dining room and sun room, allowing for flexible use as either separate or open-plan reception spaces. From the sun room, another set of French doors opens directly onto the private rear garden.

Upstairs, the home offers three bedrooms — two doubles and one single. The principal bedroom benefits from built-in wardrobes and a private en-suite shower room, which is mainly tiled. The second bedroom also includes built-in storage. The fully tiled family bathroom comprises a panelled bath with overhead shower, pedestal wash hand basin, and close-coupled W.C.

Externally, the property provides off-road parking via a driveway to the front, leading to the integral garage. The rear garden is private and low-maintenance, mainly laid to patio and gravel, and features a pergola seating area and a useful garden shed.





Entrance

Kitchen 2.45m x 4.82m (8'0" x 15'10")

Garage 2.56m x 4.97m (8'5" x 16'4")

W/C 2.32m x 0.81m (7'7" x 2'8")

Lounge 6.32m x 3.65m (20'8" x 12'0")



Dining Room 2.63m x 3.7m (8'7" x 12'1")

Conservatory 3.24m x 2.79m (10'7" x 9'2")

Landing

Principal Bedroom 4.44m x 2.7m (14'7" x 8'11")



En-suite 1.64m x 1.46m (5'5" x 4'10")

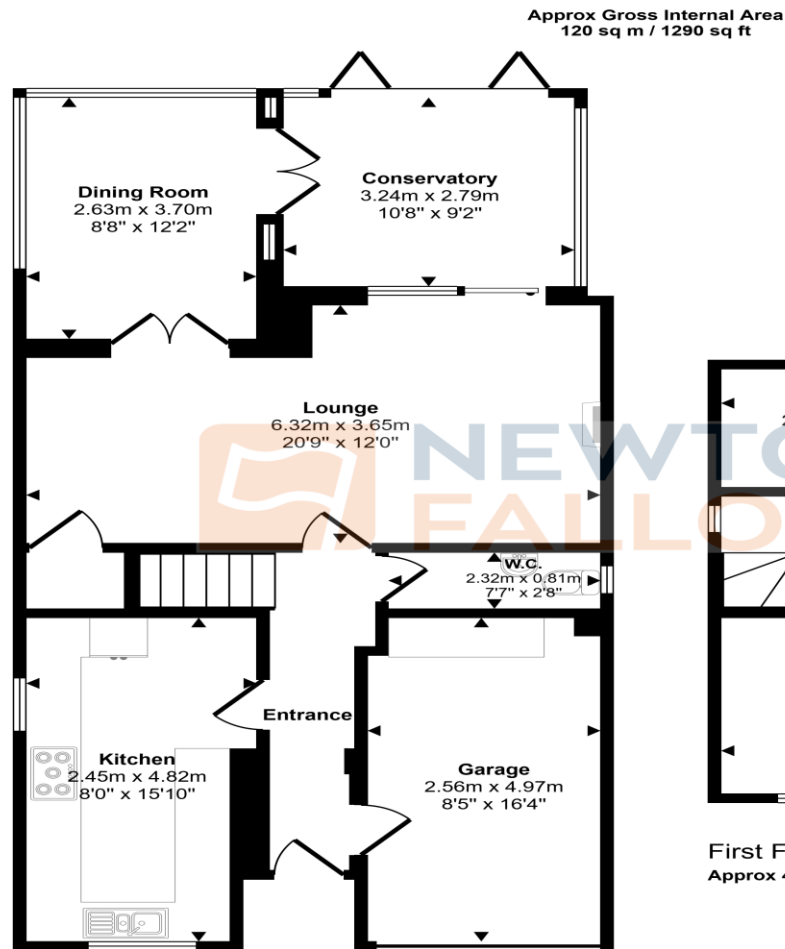
Bedroom Two 2.51m x 2.93m (8'2" x 9'7")

Bedroom Three 2.86m x 1.81m (9'5" x 5'11")

Bathroom 1.66m x 1.91m (5'5" x 6'4")

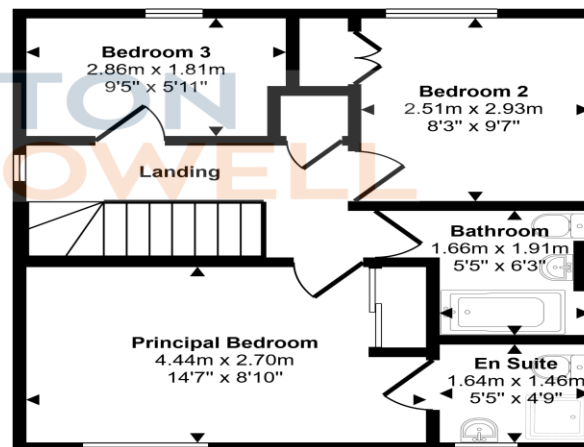






Ground Floor
Approx 79 sq m / 850 sq ft

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.



First Floor
Approx 41 sq m / 439 sq ft

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
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.