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**15 Beck Way, Thurlby, Bourne, Lincs, PE10 0LE**

**£185,000 Freehold**

- Semi Detached House
- Entrance Hallway
- Lounge
- Modern Kitchen
- Two Double Bedrooms

SEMI DETACHED HOUSE IN POPULAR RESIDENTIAL LOCATION.

This property is an ideal purchase for first time buyers or investors. It offers spacious accommodation including two double bedrooms, a good size lounge and a modern kitchen. The garden really is a fabulous feature of this property and is probably twice the size of gardens at similar properties.

SPALDING 01775 766766 BOURNE 01778 420406

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**AGENTS NOTE**

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## ACCOMMODATION

uPVC part glazed front door to Entrance hallway, laminate flooring, second door opening to Lounge.

## LOUNGE

12' 7" x 15' 3" (3.84m x 4.65m) Laminate flooring, radiator, TV point, telephone point, under stairs storage space, stairs to first floor.

## KITCHEN

12' 7" x 8' 5" (3.84m x 2.57m) Wall mounted and floor standing light wood effect cupboards with complimentary fitted worktops and splash back tiling, inset porcelain sink and drainer with mixer tap, four ring gas hob with extractor fan over, double electric oven, space and plumbing under worktop for automatic washing machine, space for tumble/dryer, space for fridge/freezer, wall mounted BAXI gas central heating boiler, vinyl flooring, radiator, part glazed uPVC door to outside.

## FIRST FLOOR

Landing with access to roof storage space, built in storage cupboard with shelving and radiator.

## BEDROOM 1

11' 10" x 12' 7 max " (3.61m x 3.84m) Radiator, window to front.

## BEDROOM 2

6' 5" x 11' 11" (1.96m x 3.63m) TV point, radiator, window to rear.

## BATHROOM

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

## EXTERNALLY

The front of this property is open plan. A driveway to one side of the house provides off road parking and leads to a detached single garage.

The rear garden really is a lovely feature of this property and much larger than an average size garden for this size of property. It benefits from a large lawn. to one side of the garden is a raised area which is partially laid to gravel and paving with the remainder laid out as a vegetable plot. Included in the sale is a timber garden shed.

## GARAGE

8' 8" x 20' 5" (2.64m x 6.22m) Up and over garage door, power and light connected, eave storage space, pedestrian door opening to rear garden.

# 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



**TENURE** Freehold

**SERVICES** Water and Electric

**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: 17472**

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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