



40 Beck Way, Thurlby  
£187,500

 **NEWTON FALLOWELL**

## 40 Beck Way

### Thurlby, Bourne

This beautifully presented two-bedroom end terraced house offers a contemporary lifestyle in a sought-after end-of-cul-de-sac location, providing both privacy and convenience. The home is ideal for first-time buyers or those seeking to downsize, with well-proportioned rooms and a thoughtful layout throughout. Stepping inside, the entrance hall leads to a stylish breakfast kitchen, fitted with modern units and integrated appliances, offering a bright and practical space for every-day living. The spacious lounge is flooded with natural light and features elegant French doors that open directly onto the rear garden, creating a seamless flow between indoor and outdoor living. Upstairs, both bedrooms are generously sized, with ample storage solutions and a tastefully appointed family bathroom. The property is offered with the potential for no onward chain, ensuring a smooth and straightforward purchase process for the discerning buyer.

The outside space is equally impressive, with a landscaped south-facing rear garden that provides a tranquil setting for relaxation or entertaining guests. The garden has been thoughtfully designed with a combination of artificial lawn, patio, and decorative planting, making it easy to maintain while offering year-round enjoyment. To the front, the property benefits from a private driveway with space for two cars, in addition to an extra parking space located at the rear (ideal for visitors or a third family vehicle). The end-of-cul-de-sac position ensures minimal passing traffic and a peaceful environment, perfect for those seeking a quiet retreat within easy reach of local amenities and transport links. This modern home truly combines stylish living with practical features, making it a must-view for buyers looking for comfort, convenience, and a welcoming outdoor space.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





**Entrance Hall**

13' 1" x 3' 8" (4.00m x 1.13m)

**Ground floor WC**

5' 1" x 2' 10" (1.54m x 0.87m)

**Kitchen/Breakfast Room**

14' 0" x 6' 0" (4.27m x 1.83m)

**Lounge**

13' 2" x 10' 1" (4.01m x 3.08m)

**First floor landing**

7' 4" x 6' 6" (2.24m x 1.97m)

**Bedroom 1**

11' 1" x 8' 11" (3.38m x 2.73m)

**Bedroom 2**

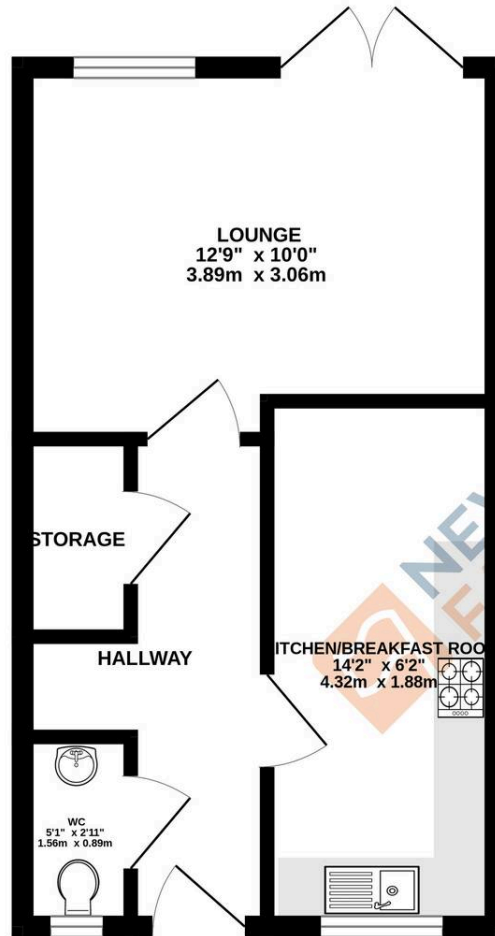
13' 2" x 7' 5" (4.02m x 2.27m)

**Bathroom**

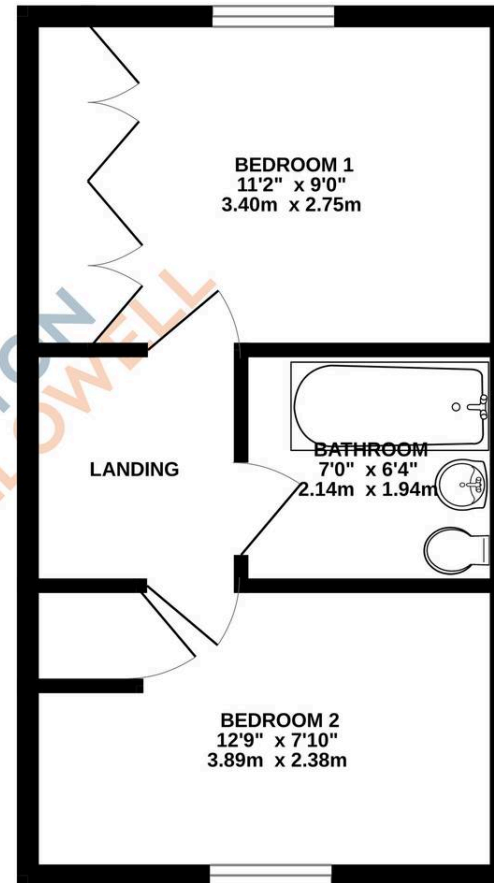
6' 5" x 5' 7" (1.96m x 1.69m)



GROUND FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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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Newton Fallowell - Bourne

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