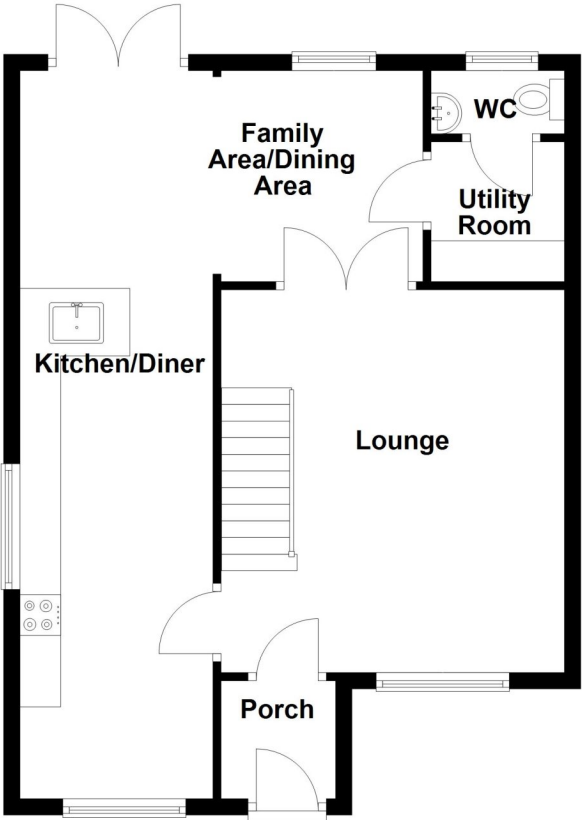


EPC TO FOLLOW

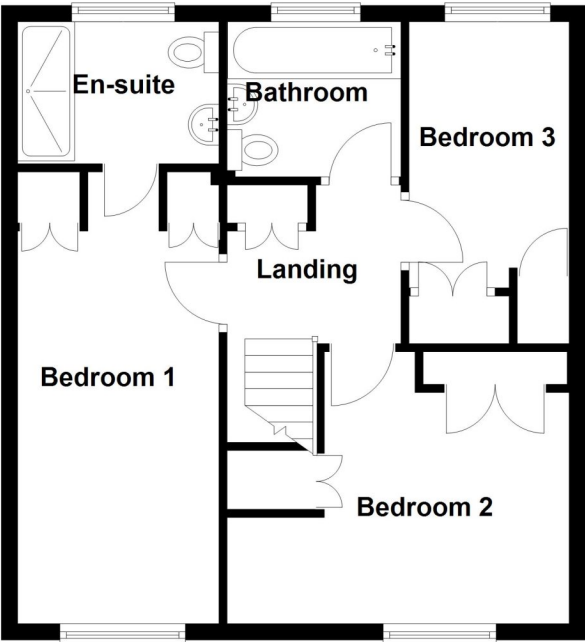
**Ground Floor**

Approx. 55.4 sq. metres (596.3 sq. feet)



**First Floor**

Approx. 50.0 sq. metres (538.6 sq. feet)



Total area: approx. 105.4 sq. metres (1134.9 sq. feet)



**24 Beck Way, Thurlby, Bourne, Lincolnshire, PE10 0le**

OIEO £260,000 Freehold

We are delighted to offer for sale this truly stunning extended three bedroom semi detached home offering fantastic accommodation that really must be viewed. This one-of-a-kind home has been renovated and extended by the current owners and now benefits from, lounge overlooking the front, amazing 29ft kitchen/dining room with newly fitted units opening to a play area/dining area and utility room a plus downstairs cloakroom. On the first floor there is a large master bedroom with fitted wardrobes and impressive en-suite shower room, two further bedrooms and modern fitted family bathroom. Outside there is a gravelled driveway providing ample off road parking and to the rear a fully enclosed mainly lawned garden. Please call 01778 392807 for more information.

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See things differently.





## ACCOMMODATION

**Entrance Porch** - With LVT flooring and door leading to:

**Lounge** - 15'5" x 12'7" (4.7m x 3.84m) With upvc double glazed window to the front, built in TV display and shelving with cupboards below, stairs leading to the first floor, LVT flooring, radiator, power points and double opening doors to:

**Play Area/Dining Area** - 8'2" x 8'1" (2.5m x 2.46m) With upvc double glazed window to the rear, fitted storage cupboard, LVT flooring, door to the utility room and open to:

**Kitchen/Dining Room** - 29'6" x 7'8" (9m x 2.34m) With superb modern fitted units comprising, inset sink with cupboard below, excellent range of wall and base units complemented by Quartz worktops and upstands, built in double oven, gas hob with extractor above, integrated fridge freezer, integrated dishwasher, upvc double glazed windows to the front and side, LVT flooring and french doors onto the rear garden.

**Utility Room** - 5'8" x 5'2" (1.73m x 1.57m) With range of wall and base units, fitted worktop, space for fridge freezer, space and plumbing for washing machine and tumble dryer, LVT flooring and door leading to:



**Downstairs Cloakroom** - With low level wc, wash hand basin, LVT flooring and frosted window.

**First Floor Landing** - With built in storage cupboard and door leading to:

**Bedroom One** - 17'8" x 7'8" (5.38m x 2.34m) With upvc double glazed window to the front, two built in wardrobes, radiator, power points and door leading to:

**En-Suite Shower Room** - With newly fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, heated towel rail part panelled walls and frosted window.

**Bedroom Two** - 12'7" (3.84) (narrowing to 9'5" (2.87)) x 11'7" (3.53) With upvc double glazed window to the front, built in wardrobes, further over stairs storage cupboard, radiator and power points.

**Bedroom Three** - 10'9" x 6'6" (3.28m x 1.98m) With built in wardrobes, further storage cupboard, upvc double glazed window to the rear, part panelled walls, radiator and power points.

**Bathroom** - With panelled bath with wall mounted shower, low level wc, wash hand basin, part panelled walls, heated towel rail and frosted window.

**Outside** - To the front there is a gravelled driveway providing ample off road parking and to the rear a private fully enclosed lawned garden with paved patio leading onto a lawned area with established trees and shrubs providing an excellent degree of privacy.

## LOCAL AUTHORITY

South Kesteven

## TENURE

Freehold

## COUNCIL TAX BAND

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