

LONGWAYS, TOFT

Hurfords



- BEAUTIFUL LANDSCAPED GARDENS
- OPEN COUNTRYSIDE TO THE REAR
- SOUGHT AFTER LOCATION
- DOUBLE GARAGE
- THREE/FOUR BEDROOMS
- TWO/THREE RECEPTION ROOMS
- CONSERVATORY
- SEVERAL SEATING PATIO AREAS

The property

A fantastic spacious and flexible property which has been improved to a high standard throughout by the current owners. Set on a single level in the sought after location of Toft near Bourne, the property backs on to open countryside and has beautiful landscaped gardens. Briefly comprising of two reception rooms, conservatory, utility room, three double bedrooms with the master bedroom having an en-suite and a family bathroom. The property also benefits from a block paved driveway and large garage with double height ceiling which could be converted into additional accommodation (STPP).

The property is entered via a spacious entrance hall which is open plan to the inner hallway, from the inner hallway at the front of the property is a recently re-fitted kitchen in a modern shaker style and an L shaped living room with a fireplace and windows overlooking the front garden. The master bedroom is also situated at the front of the property with an en-suite shower room. The dining room is at the rear of the property and could be used as a fourth bedroom leading onto the conservatory, there are 2 further double bedrooms a utility room and family bathroom all in great order.

Outside

The property is approached via a sweeping driveway leading to the garage which has a double height ceiling and could easily be used as further accommodation (STPP). The property is surrounded by beautiful well stocked landscaped gardens with the rear garden also benefitting from a summer house, garden shed, greenhouse and several patio and seating areas.

Agents note
Plans were previously approved for a garage conversion.

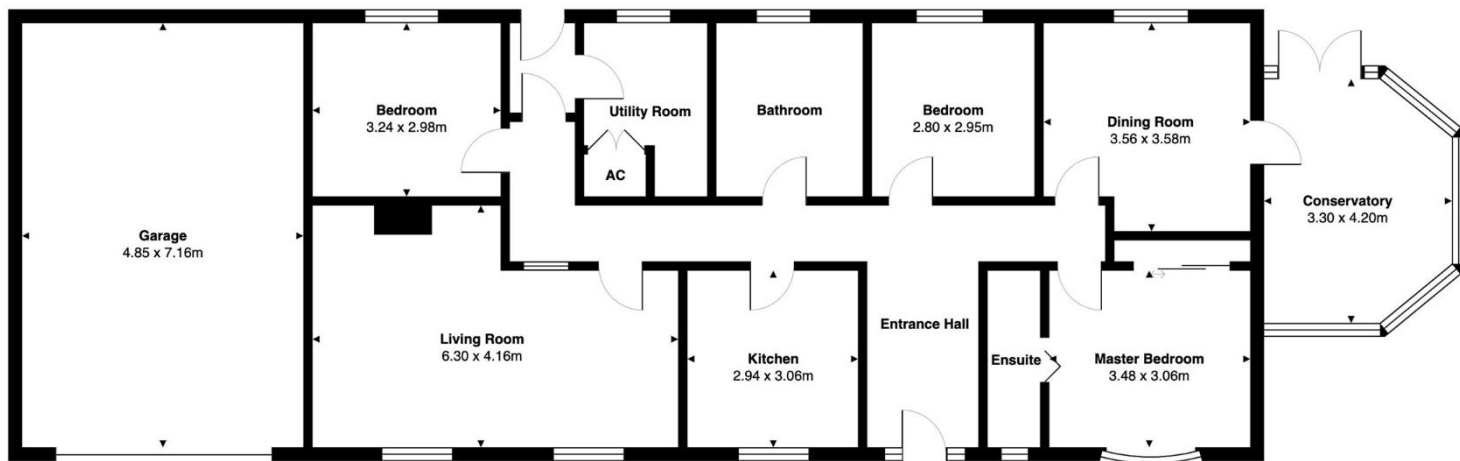
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Location

Toft is a small pretty village in the district of Lincolnshire. It is situated approximately 2 miles from the town of Bourne and 8 miles to the Georgian town of Stamford. The village boasts great access to leisure amenities with a local golf club and country house hotel. Nestled amongst rare rolling hills the attractive course overlooks stunning views of the local countryside and surrounding counties. Great access to local comprehensive, grammar and private local schools in Lincolnshire. And surrounded by beautiful wildlife filled countryside with the East Glen River running through the south side of the village.





Rooms/Measurements

Entrance Hall
 Living room 6.30 x 4.16m
 Kitchen 2.94 x 3.06m
 Dining room 3.56 x 3.58m
 Master bedroom 3.48 x 3.06m
 En-Suite
 Bedroom 3.24 x 2.98m
 Bedroom 2.80 x 2.95m
 Bathroom
 Utility
 Airing cupboard
 Conservatory 3.30 x 4.20m
 Garage 4.85 x 7.16m

EPC BAND: E

TENURE: FREEHOLD



Hurfords

5 The Barns Milton Lane, Castor, Peterborough, Cambridgeshire, PE5 7DH

01733 380956

castor@hurford.co.uk

www.hurfords.co.uk

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