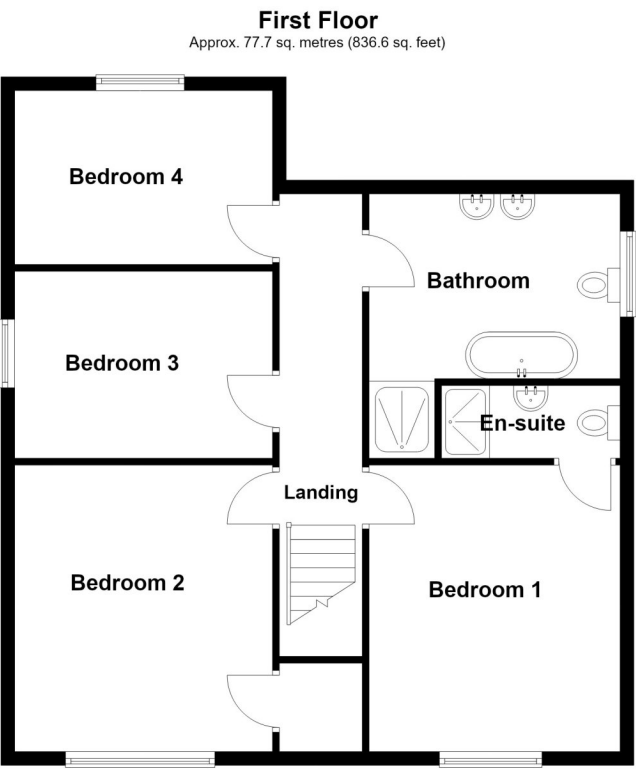
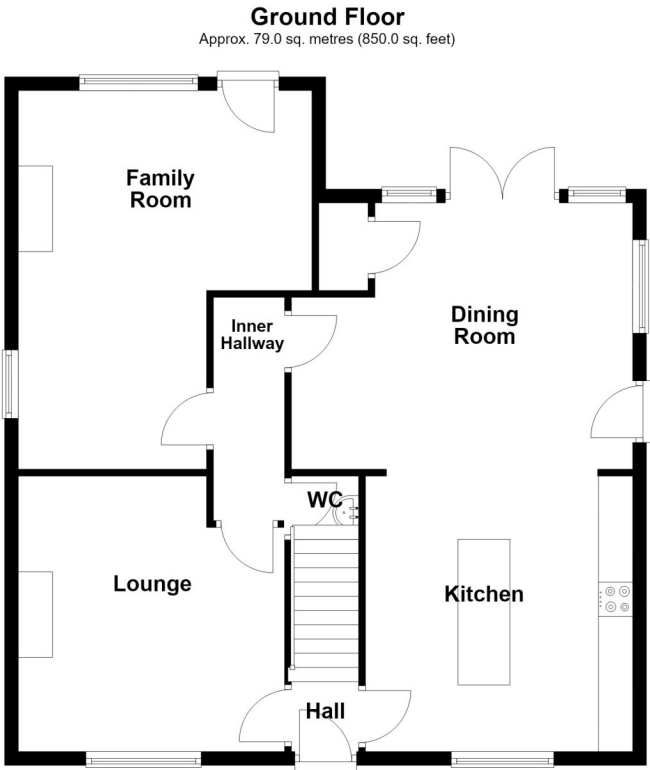


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Total area: approx. 156.7 sq. metres (1686.7 sq. feet)



The Gables, Toft, Bourne, Lincolnshire, PE10 0JT

£425,000 Freehold

A charming and individual four-bedroom detached stone-built home, occupying an impressive elevated plot in the highly sought-after village of Toft. Full of character and offering approximately 1,687 sq. ft. of spacious and versatile accommodation, this attractive property combines traditional features with generous family living space, all set within beautiful, established gardens. The accommodation includes an entrance hall, living room overlooking the front, a spacious kitchen with central island opening through to a dining room, and a further family room, providing excellent space for both everyday living and entertaining. Upstairs, there are four well-proportioned bedrooms, with an en-suite to the principal bedroom and a family bathroom. One of the property's standout features is its impressive elevated garden, offering a wonderful sense of space and privacy. Predominantly laid to lawn with an abundance of mature trees and established planting, the garden provides a delightful setting with plenty of potential for further landscaping and outdoor entertaining. Situated in the picturesque and desirable village of Toft with its popular golf course, just a short distance from the market towns of Bourne and Stamford, this characterful home enjoys an attractive village setting whilst remaining conveniently placed for local amenities and transport connections.



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See things differently.



Kitchen - 13'3" x 12'4" (4.04m x 3.76m) With fitted units comprising, excellent range of fitted wall and base units, centre island with one and a half bowl sink, integrated dishwasher, built in oven and hob with extractor above, space for fridge freezer, space and plumbing for washing machine, part tiled walls, laminate flooring and upvc double glazed window with shutters overlooking the front.

First Floor Landing - With door leading to:



Bedroom One - 12'9" x 12'9" (3.89m x 3.89m) With upvc double glazed window to the front, radiator, power points and door leading to:

En-Suite Shower Room - With walk in shower cubicle, low level wc, wash hand basin and extractor fan.

Bedroom Two - 13'1" x 12'9" (4m x 3.89m) With upvc double glazed window to the front, over stairs storage cupboard, radiator, power points.

Bedroom Three - 13'1" x 9'3" (4m x 2.82m) With upvc double glazed window to the side, radiator, power points and door leading to:

Bedroom Four - 13'1" x 8'8" (4m x 2.64m) With upvc double glazed window to the rear, radiator, power points and door leading to:

Family Bathroom - Fitted suite comprising, freestanding bath, separate shower cubicle, low level wc, his and hers sinks, wooden flooring, heated towel rail and frosted window.

Outside - To the side there is off road parking and access to the side door.

The property enjoys an impressive, generously sized rear garden, occupying an elevated position and offering a wonderful sense of space and privacy. Predominantly laid to lawn with a variety of mature trees, established shrubs and attractive planting, the garden rises gently away from the house, creating a delightful setting. A paved patio provides an ideal space for outdoor seating and entertaining, whilst the extensive lawns offer plenty of room for families to enjoy.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

E

SERVICE CHARGE

ACCOMMODATION

Hall - With stairs leading to the first floor and door leading to:

Lounge - 13'2" x 12'9" (4.01m x 3.89m) With attractive feature fireplace, upvc double glazed window with shutters overlooking the front, radiator, power points and door leading to:

Inner Hall - With door leading to the family room and kitchen/diner plus door to:

Downstairs Cloakroom - With low level wc and wash hand basin.

Family Room - 18'4" x 14'1" (5.6m x 4.3m) With attractive feature fireplace with woodburning stove, upvc double glazed window to the side, upvc double glazed window and door to the rear garden, radiator and power points.

Dining Room - 13'10" x 12'8" (4.22m x 3.86m) With laminate flooring, upvc double glazed french doors and windows onto the rear garden plus further window to the side, built in cupboard housing oil boiler supplying hot water and central heating, radiator, power points and open to:

