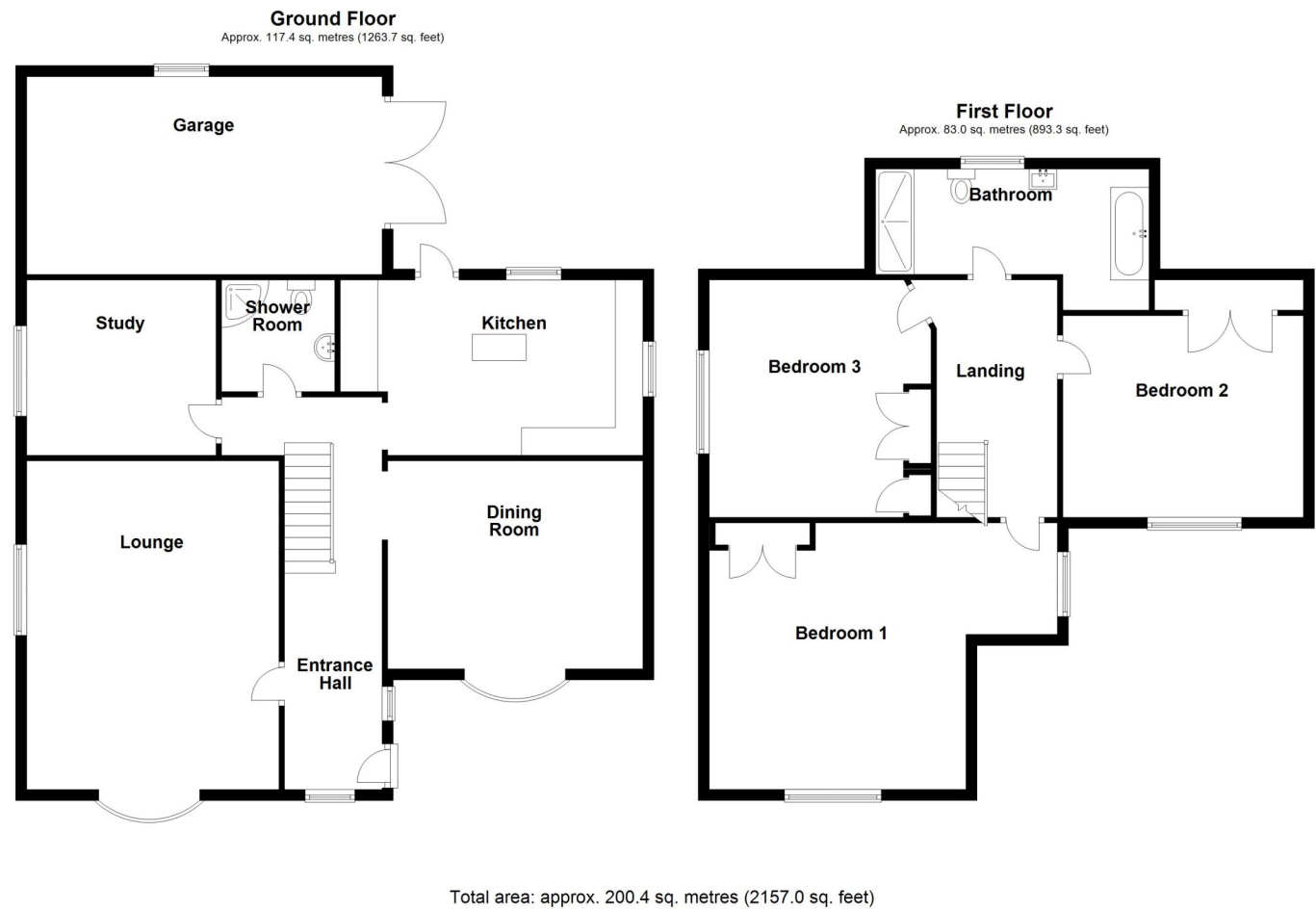


Hillside, Toft, Bourne

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*



EPC To Be Confirmed



Hillside, Toft, Bourne, PE10 0JT

£595,000 Freehold

We are delighted to offer for sale this stunning individual detached home with fantastic plot overlooking open fields. The property has been much improved by the current vendors with a new Worcester Bosch central heating system, electric gates leading to the driveway and garage, new porcelain tiled patio, all new windows and luxury fitted bathroom. The property offers flexible accommodation benefiting from, lounge and separate dining room, study/bedroom four, modern fitted kitchen and downstairs shower room. On the first floor there are three generous bedrooms and the luxury fitted bathroom. Outside there is a fantastic plot perfect space for both children and gardening enthusiasts with a fully insulated home office with decking area. Toft is a sought after village giving easy access to Stamford and Bourne plus the highly regarded Golf Club just across the road. Please call 01778 302807

3 Bedroom Detached House | Views Over Open Fields | Private Driveway | Large Garage | EPC To Be Confirmed

Winkworth Bourne | 01778392807 |  
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ACCOMMODATION

Door leading through to:

**Entrance Hall** - With oak flooring, radiator, stairs leading to the first floor, UPVC double glazed window overlooking the front and door leading through to

**Shower Room** - A lovely newly fitted suite comprising, corner shower cubicle, low level wc, wash hand basin with cupboard below, part tiled walls, heated towel rail.

**Lounge** - 19'9" x 15' (6.02m x 4.57m) With oak flooring, UPVC double glazed window overlooking the front, feature fireplace, radiator, power points and further UPVC double glazed window to the side.

**Dining Room** - 15'3" x 12'4" (4.65m x 3.76m) With oak flooring, UPVC double glazed bay window overlooking the front, wood burning stove, radiator, power points

**Study/Bedroom Four** - 11'6" x 10'2" (3.5m x 3.1m) With UPVC double glazed window to the side, oak flooring, radiator and power points.

**Kitchen Breakfast Room** - 15'4" (4.67) x 18' (5.49) narrowing to 15'4" (4.67) With superb modern fitted units comprising inset sink with quartz worktops, excellent range of base units, built in oven and hob, integrated fridge/freezer, space and plumbing for washing machine, integrated dishwasher, upstands, porcelain tiled flooring, new breakfast bar with oak worktop UPVC double glazed window to the rear and side



**First Floor Landing** - With radiator and door leading through to

**Bedroom One** - 17' (5.18) narrowing to 13'11" (4.24) x 14' (4.27) With UPVC double glazed window overlooking the front, oak flooring, Hardwood shutters, built in wardrobe, radiator and power points.

**Bedroom Two** - 15'4" x 11'7" (4.67m x 3.53m) With UPVC double glazed window overlooking the front, built in wardrobes, radiator, Hardwood shutters, power points and laminate flooring.

**Bedroom Three** - 15'2" x 11'6" (4.62m x 3.5m) With UPVC double glazed window to the side, Hardwood shutters, new velux window over looking the garden, laminate flooring, newly fitted wardrobes, radiator and power points.

**Family Bathroom** - A fantastic newly fitted suite comprising, freestanding bath, separate walk in shower, low level wc, wash hand basin with cupboard below, part tiled walls, heated towel rail and frosted window.

**Outside** - To the front there are electric gates giving access to the driveway providing ample off road parking and access to the garage. The front garden has new porcelain tiled patio with views over the golf course.

**Oversized Garage** - 24'4" x 11'5" (7.42m x 3.48m) With double opening doors, newly installed oil boiler supplying hot water and central heating.

**Rear Garden** - A large, well-maintained lawn garden overlooks an open field, providing plenty of space and a clear view of the surrounding area perfect space for both children and gardening enthusiasts to enjoy featuring many different plants and shrubs including apricot and pear trees!

In one corner of the garden, there's a fully insulated home office. It's equipped with power, lighting, and broadband, making it suitable for both work and leisure. The office is functional and modern, with large windows offering views of the garden, It's a quiet and practical space to work or relax.

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

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