



**Fairways, Toft**

Bourne, Lincolnshire, PE10 0BS

**NEWTON**FALLOWELL 

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**Guide Price £415,000**

\*\*\* Guide price £415,000 - £425,000 \*\*\*

This spacious detached home has been modernised to a lovely standard, including all new kitchen and bathrooms with fresh modern decor throughout. Situated in the attractive village of Toft, located between Stamford and Bourne it is ideal for those who enjoy golf due to the local golf course. Featuring a large kitchen diner and a lounge with log burner and three double bedrooms with an en-suite to the master inside. Outside it has large established and newly landscaped gardens, parking and double garage. Viewing is highly advised.

**Entrance Hall**

Accessed via a front door with feature radiator, phone point, understairs storage cupboard and cloaks recess.

**WC**

Fitted with a modern white suite comprising WC and wash hand basin in vanity unit with granite top, tiled splashbacks, Karndean floor and frosted window to the side aspect.



### Kitchen Diner

17'10 max x 21'4 (5.44m max x 6.50m)

This open plan room features a range of attractive base and wall units to three walls with Corian worktops as well as an island with integrated units including fridge freezer, 5 ring induction hob with extractor hood over and oven with warming drawer as well as microwave and steam oven. There is a Belfast style sink with integrated drainer, tiled splashbacks, wood effect tiled flooring and windows to the front and side aspect.

The dining area features a radiator and window to the rear aspect.

### Lounge

11'8 x 21'2 (3.56m x 6.45m)

With feature fireplace containing log burner, TV point, two feature radiators, window to the front aspect, opening to the Snug and patio doors to the conservatory.

### Snug

6'10 x 8'8 (2.08m x 2.64m)

Could also be used as a study, with window to the rear aspect.

### Conservatory

12'5 x 8'11 (3.78m x 2.72m)

Built of brick and UPVC construction with double doors to the rear garden and lighting.

### First Floor Landing

Loft access hatch.

### Master Bedroom

15'3 x 11'4 (4.65m x 3.45m)

With built-in wardrobes, dual aspect windows to the front and side aspect, feature radiator, phone point, airing cupboard and door to the;

### En-suite

6'7 x 6'7 (2.01m x 2.01m)

Fitted with a modern three piece white suite comprising glass shower cubicle, WC and wash hand basin, with feature radiator, tiled splashbacks, Karndean flooring and frosted window to the front aspect.

### Bedroom 2

11'10 x 21'3 (3.61m x 6.48m)

With windows to the front, side and rear aspect, extensive hanging space and shelving, TV point and two radiators.

### Bedroom 3

11'10 x 9'6 (3.61m x 2.90m)

With radiator and window to the rear aspect.

### Bathroom

10'4 x 5'10 (3.15m x 1.78m)

Fitted with a modern four piece white suite comprising panelled bath, glass shower cubicle, WC and wash hand basin in vanity unit, with chrome heated towel rail, tiled splash backs and frosted window to the rear aspect.

### Outside

To the front, is a large newly laid driveway leading to the double garage and a lawned garden with established trees.

To the rear, there is a patio area leading to a newly landscaped large lawned garden with established trees.

### Detached Garage

17'8 x 16'9 (5.38m x 5.11m)

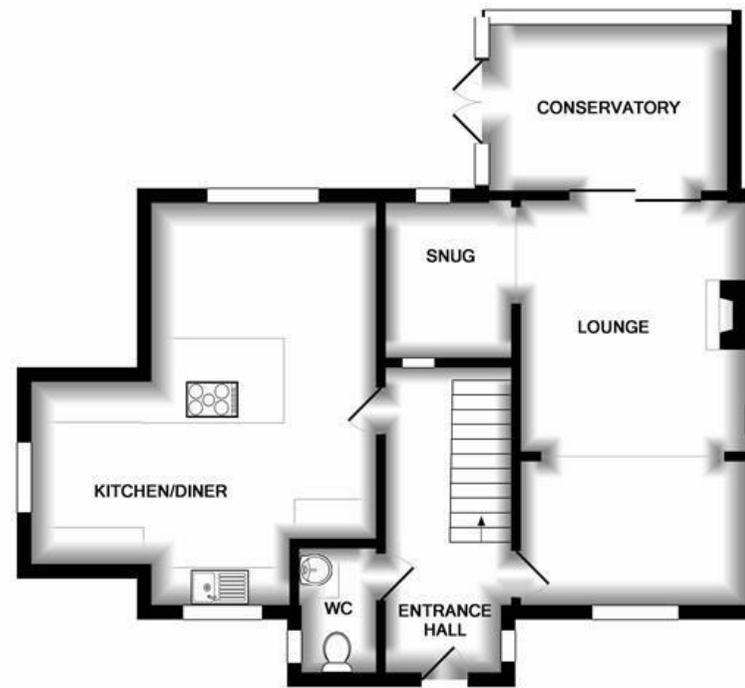
With electric remote control roller door, base units to one wall, power, lighting eaves storage and frosted window to the side aspect.



- Detached Home
- Three Double Bedrooms
- En-suite to Master
- Excellent Decorative Order
- Lounge, Conservatory
- Kitchen Diner
- Parking & Double Garage
- Stamp duty paid by vendor, subject to terms and conditions
- EPC Rating = D
- GP £415,000 - £425,000



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>79</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>71</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	



GROUND FLOOR  
 NEWTON FALLOWELL 



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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