



Hurford's

Rupen House Lound Road, Toft Bourne Freehold: £550,000



# Key Features

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- 4 Bedroom Detached Home
- 3 Reception Rooms
- Master En-Suite
- Beautifully Presented
- Quiet Village Location

Hurfords are delighted to present this substantial four-bedroom detached home, set in a quiet and desirable area of Toft, a charming village that offers excellent commuting links and is just a short drive from both Bourne and Stamford. With the added benefit of Toft Golf Club on your doorstep, this property offers an exceptional blend of space, style, and convenience.

Approaching the property, you are greeted by a generously sized driveway leading to a double garage, complemented by an additional large storage area-ideal for growing families. Stepping through the front door, a spacious and welcoming entrance hall sets the tone for the rest of the home, with stairs leading to the first floor and access to the ground floor living spaces.

To the front of the property, above the garage, is an impressive sitting room flooded with natural





light from windows on both sides. French doors open onto a charming balcony area, offering a perfect spot to enjoy morning coffee or evening sunsets. To the right, a dedicated home office provides an ideal space for those who work remotely, while a conveniently located downstairs WC adds further practicality. To the left of the property, a second reception room currently serves as a cosy lounge, complete with a striking wood-burning stove that can be accessed from both sides of the fireplace-perfect for creating a warm and inviting atmosphere on cooler evenings. This space flows effortlessly into a spacious dining room at the rear, which comfortably accommodates a large dining table with seating for eight. Two sets of sliding doors open onto the rear garden, seamlessly connecting indoor and outdoor living. The heart of the home is undoubtedly the impressive family kitchen, designed with both style and function in mind. Boasting an array of premium floor and wall units, high-end integrated appliances, and a central island, this space is perfect for both casual family meals and entertaining guests. Double doors lead from the kitchen to the rear patio, while a side door offers convenient access to the side of the property. Upstairs, the master suite is a luxurious retreat, featuring built-in wardrobes and a stunning ensuite bathroom. The ensuite is a true highlight, with a freestanding bath, a generous walk-in



Rupen House, Lound Road, Toft, Bourne, Lincolnshire

Approximate Gross Internal Area

Main House = 231 Sq M/2487 Sq Ft

Garage = 29 Sq M/312 Sq Ft

Storage = 24 Sq M/258 Sq Ft

Total = 284 Sq M/ 3057 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.


shower, and his-and-hers sinks, all finished to an exceptional standard. The remaining three bedrooms are all well-proportioned and share a beautifully appointed family bathroom, which once again includes a four-piece suite with a freestanding bath, walk-in shower, basin, and WC. This upper level provides ample space for a growing family, offering both comfort and practicality.

Externally, the rear garden is a superb space for outdoor entertaining and relaxation. A paved patio area leads up to a formal lawn, while a raised deck provides the perfect spot to capture the evening sun and enjoy uninterrupted views across the open fields beyond. The garden is fully enclosed, offering privacy and security for families.

In summary, this exceptional family home offers an exciting opportunity for those seeking a spacious and beautifully presented property in a prime village location. With its versatile living spaces, luxurious finishes, and idyllic surroundings, viewing is essential to fully appreciate all this home has to offer.

# Selling your property?

Contact us to arrange a FREE home valuation.

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