

Toll Bar, Great Casterton, PE9 4BB



Welcome to

Toll Bar

Situated in a hamlet just outside Stamford and convenient to local amenities including Great Casterton Village pub, along with good local schooling and shop is this thoughtfully configured and well-presented spacious home.



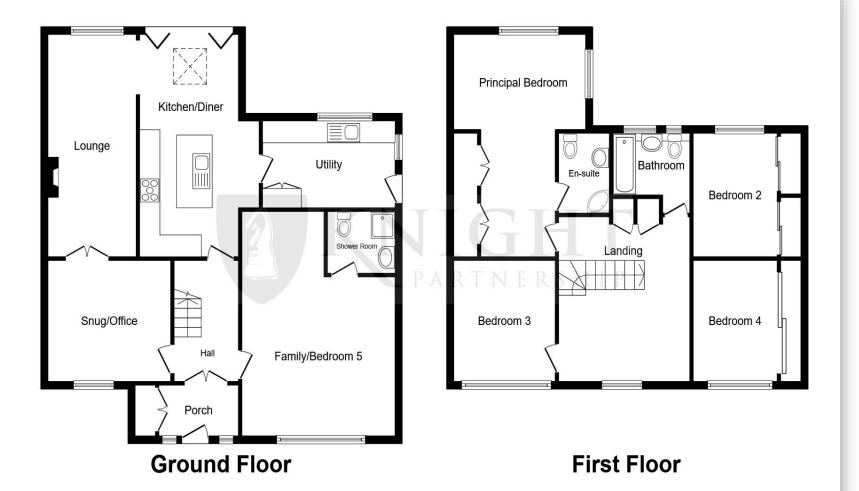












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Porch

Entrance Hall

Cloakroom

5' 10" x 5' 6" (1.78m x 1.68m)

Snug/Office

11' 11" x 10' 11" (3.63m x 3.33m)

Lounge

19' 11" x 11' 10" (6.07m x 3.61m)

Family Room/Bedroom 5

16' 10" x 15' 4" (5.13m x 4.67m)

Kitchen Dining Room

23' 5" x 12' 11" (7.14m x 3.94m)

Utility Room

13' 6" x 7' 11" (4.11m x 2.41m)

Stairs & Landing

Principal Bedroom

21' 10" x 11' 10" (6.65m x 3.61m)

En Suite

7' 5" x 6' (2.26m x 1.83m)

Bedroom Two

11' 2" x 9' 10" (3.40m x 3.00m)

Bedroom Three

9' 11" x 11' 1" (3.02m x 3.38m)

Bedroom Four

11' 10" x 9' (3.61m x 2.74m)

Bathroom

9' 10" x 5' 9" (3.00m x 1.75m)

Driveway & Garage

Rear Garden

Welcome to

Toll Bar

- Substantial Detached Family Home
- Beautifully Presented Open Plan Living Space
- Kitchen Diner with Bi-fold Doors
- Secluded Garden
- Principal Bedroom with Dressing Area & Ensuite
- Flexible Accommodation
- Driveway & Garage
- Convenient To Local Amenities

Tenure: Freehold EPC Rating: C

offers over

£600,000

Much improved by the current owners and beautifully presented is this extended family home offering almost 2,000 square feet of accommodation comprising; Entrance porch and hall with doors off to the kitchen diner stylishly finished with an impressive electric range (gas connection available) there is an integrated dishwasher and space for fridge freezer, the dining area is arranged under a lantern roof light and has bi-fold doors opening onto the garden. From the dining area is an opening through to the lounge with feature fireplace and double doors through to the snug at the front of the property also with door leading back through to the entrance hall.

Also from the hall is a family room or bedroom with ensuite shower room which had previously been used as a granny annex, and from the kitchen is a generously proportioned utility space with ample storage and plumbing and space for both a washing machine and tumble dryer.

Upstairs the Principal Bedroom benefits from a dressing area with built in wardrobes and ensuite shower room fitted with power shower. There are three further double bedrooms two of which benefit from built in wardrobes and a family bathroom fitted with a white three-piece suite including a shower over the bath.

Positioned behind a gravelled forecourt offering off road parking for multiple cars and a single garage and ample storage to the front of the property. To the rear the garden is landscaped to offer a patio and lawn with shrub borders.









Please note the marker reflects the postcode not the actual property









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Property Ref: SMD103498 - 0005