



Connells

School Lane  
Toft



Offered for sale with no onward chain within the sought after village of Toft. With fantastic potential with a generous plot and catchment to well-regarded local schools this has space to be a stunning family home.

#### Entrance Hall

Window to side, door to front, telephone point, under stairs cupboard housing boiler,

#### Cloakroom

Window to rear, wash hand basin in vanity unit, WC, radiator.

#### Kitchen

13' 8" x 8' 1" ( 4.17m x 2.46m )

Two windows to side, fitted kitchen with a range of wall and base units, work surface, stainless steel sink and drainer, tiled walls, electric double oven, electric hob, space for under counter fridge/freezer, internal glazed door to utility room, radiator.

#### Utility Room

5' 6" x 4' 10" ( 1.68m x 1.47m )

Wall cupboards, space for stand free fridge/freezer, plumbing for washing machine, door to rear garden

#### Dining Room

11' 11" Max x 20' 4" Max ( 3.63m Max x 6.20m Max )

Window to rear, French doors to garden, frosted glazed window to hall, telephone point, two radiators.

#### Lounge

14' 10" x 14' 9" Max ( 4.52m x 4.50m Max )

Window to front, telephone point, television point, radiator.

## Landing

Window to front, telephone point, loft access, radiator.

## Bedroom One

15' 3" Max x 9' 10" Max ( 4.65m Max x 3.00m Max )

Window to rear, radiator.

## Bedroom Two

7' 9" x 11' 10" Max ( 2.36m x 3.61m Max )

Two windows to front, built in cupboard, radiator.

## Bedroom Three

8' 5" x 9' + Wardrobe ( 2.57m x 2.74m + Wardrobe )

Window to rear, built in cupboard with sliding doors.

## Bathroom

Frosted window to rear, shower cubicle, wash hand basin in vanity unit, WC, heated towel rail.

## Front Garden

Shingled with plant and rocks.

## Rear Garden

Fence enclosed, patio, laid to lawn, pergola with decking area, water tap, outside light, oil tank, shed, side door to garage.

## Garage And Parking

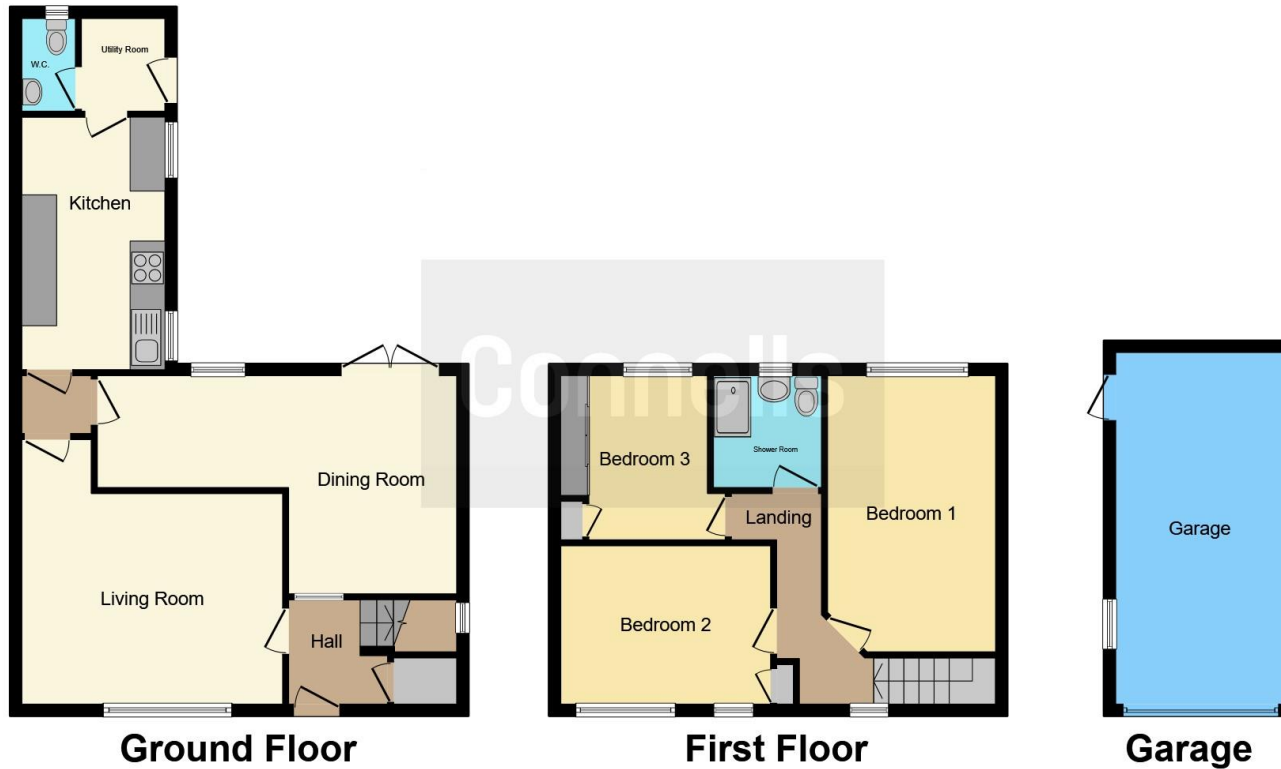
9' 3" x 19' 7" ( 2.82m x 5.97m )

Single garage with up and over door, power and light, single window to side, driveway parking.









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](http://www.focalagent.com)

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**EPC Rating: Awaited**

Tenure: Freehold

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