



**nest**  
ESTATES



**, Toft**  
Bourne, PE10 0JT  
**£535,000**

## SUMMARY

- Three / Four Bedroom Detached Home
- 0.47 Acre (approx) Plot
- Kitchen
- Dining Room
- Living Room
- Study / Fourth Bedroom
- Family Bathroom & Shower Room
- Garage & Parking











A beautifully presented detached home occupying a substantial plot with far-reaching rural views, this property combines modern upgrades with flexible living space in a highly desirable setting. The current owners have undertaken significant improvements, including the installation of a new Worcester Bosch central heating system, replacement windows throughout, secure electric entrance gates, an elegant porcelain patio, and a contemporary high-end bathroom. Inside, the layout has been designed to suit a variety of lifestyles.

The ground floor features a comfortable main living room, a separate dining space ideal for entertaining, and a versatile additional room that can be used as a study or fourth bedroom. The kitchen/breakfast area is both stylish and practical, fitted with modern cabinetry, quality worktops, and integrated appliances. A sleek shower room completes the downstairs accommodation. Upstairs, three generously sized bedrooms are complemented by a striking, recently refitted family bathroom. The outside space is a key highlight, offering a large, well-kept garden that backs onto open countryside—perfect for families, outdoor entertaining, or keen gardeners. A fully insulated garden office with its own decking area provides an excellent work-from-home solution or a peaceful retreat.

Located in the sought-after village of Toft, the property enjoys convenient access to the historic town of Stamford and the nearby town of Bourne, along with a popular golf course just a short distance away. Toft is on a bus route that runs to both Bourne & Stamford and is in the catchment area for the highly regarded Bourne Grammar School.

**Interior Overview**  
**Entrance Hall** A bright introduction to the home with oak flooring, front-facing window, radiator, and staircase leading upstairs.  
**Shower Room** Recently upgraded with a modern suite including a corner shower enclosure, WC, and vanity basin, finished with partial tiling and a heated towel rail.  
**Living Room (6.02m x 4.57m)** A spacious dual-aspect room featuring oak flooring, a focal fireplace, and plenty of natural light.  
**Dining Room (4.65m x 3.76m)** A welcoming entertaining space with a front-facing bay window, wood-burning stove, and oak flooring.  
**Study / Bedroom Four (3.5m x 3.1m)** A flexible room suitable for guests or home working, complete with oak flooring and side window.  
**Kitchen / Breakfast Room (4.67m x 5.49m)** A contemporary space fitted with sleek units, quartz work surfaces, integrated appliances, and a breakfast bar with oak worktop. Dual windows provide plenty of natural light.  
**Landing** Providing access to all first-floor rooms.  
**Principal Bedroom (4.24m x 4.27m)** A generous double room with built-in storage, oak flooring, shutters, and a front-facing outlook.  
**Bedroom Two (4.67m x 3.53m)** A spacious bedroom with fitted wardrobes, shutters, and laminate flooring.  
**Bedroom Three (4.62m x 3.5m)** A bright and airy room with fitted wardrobes, Velux window overlooking the garden, and laminate flooring.  
**Family Bathroom** A standout feature, newly fitted with a freestanding bath, walk-in shower, WC, and vanity basin, finished to a high standard.

**External Features**  
The front of the property is enclosed with electric gates opening onto a large driveway, offering ample parking and access to a generously sized garage. A porcelain patio creates an attractive seating area with views across the nearby golf course.  
**Garage (7.42m x 3.48m)** Equipped with double doors and housing a modern oil-fired boiler.  
**Rear Garden** The expansive rear garden is mainly laid to lawn and enjoys open views beyond. It is well stocked with a variety of plants and established trees, including fruit-bearing apricot and pear trees. Positioned within the garden is a fully insulated office space, complete with power, lighting, and broadband—ideal for remote working or as a quiet retreat with pleasant garden views.

Tenure: Freehold

EPC Rating: D

Council Tax Band: E

Local Authority: SKDC

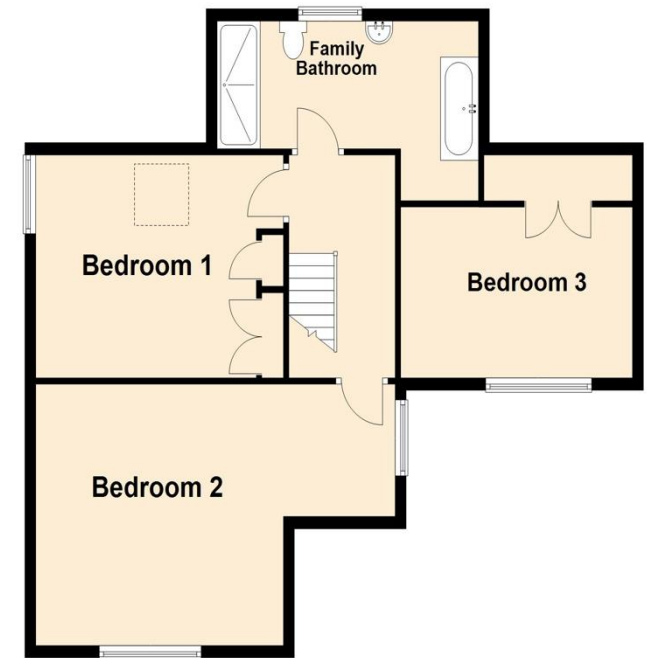
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**Ground Floor**  
Approx. 137.7 sq. metres (1482.7 sq. feet)



**First Floor**  
Approx. 75.0 sq. metres (807.0 sq. feet)



Total area: approx. 212.7 sq. metres (2289.6 sq. feet)

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