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Longstaff.com INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



Rupen House, Lound Road, Toft, Bourne, PE10 0JU

£650,000 Freehold

- Individual Detached House
- Three Large Reception Rooms
- Stunning Fitted Kitchen
- Four Double Bedrooms
- Two Bathrooms

Stunning views, spacious well kept accommodation, close to local amenities and excellent schools.
Close your eyes for one minute and imagine this is your new home. There really are too many fabulous features to describe. Don't believe me book a viewing to appreciate everything this house has to offer.



GROUND FLOOR

ACCOMMODATION

Impressive slate steps and an elegant wrought iron balustrade leading to a uPVC front door and glazed side panels. Entrance porch with laminate flooring opening to a spacious Entrance Hallway: 15'10" x 8'2" under stairs storage space, laminate flooring, radiator.

CLOAKROOM

Low level WC with concealed flush, wash hand basin with water fall tap, vanity cupboard under, ceramic floor tiles, radiator, access to roof storage space.

STUDY

13' 3" x 7' 6" (4.04m x 2.29m) Radiator, window to side.











FORMAL LOUNGE
16' 10" x 18' 3" (5.13m x 5.56m) Steps from Entrance hallway to a truly lovely room with amazing views looking out towards Toft Golf Course and the surrounding countryside. TV point, radiator, double French doors opening out to a most impressive balcony and seating area.

BALCONY
39' 9" x 52' 4" (12.12m x 15.95m)

BREAKFAST/KITCHEN
21' 7" x 14' 6" (6.58m x 4.42m) Fitted wall mounted and floor standing cream fronted cupboards including deep pan drawers, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl stainless steel sink with moulded drainer, space for American style fridge/freezer, eye level double electric oven, integrated microwave oven, four ring induction hob with extractor canopy, integrated dishwasher, space and plumbing under worktop for automatic washing machine, centre island with wine chiller and wine rack, space for high stools, built in larder cupboard, inset ceiling spot lights, radiator, uPVC part glazed door to side, laminate flooring, TV & telephone point.

SNUG/INFORMAL LOUNGE
15' 11" x 14' 11" (4.85m x 4.55m) A two way log burner with brick surround, paved hearth and wooden mantle, radiator, TV point.

DINING ROOM
20' 6" x 12' 7" (6.25m x 3.84m) Two way log burner, two sets of French doors opening to rear garden.

FIRST FLOOR LANDING
Feature window at the front with far reaching panoramic views over looking Toft gold course and countryside.

BEDROOM 1
15' 11" x 9' 3" (4.85m x 2.82m) Bespoke built in bedroom furniture, including floor to ceiling wardrobes to one wall with sliding doors, to opposite wall further matching wardrobes with bedspace between and wall mounted cupboards, radiator, window to front.









ENSUITE
11 ' 10" x 6' 5" (3.61m x 1.96m) Free standing bath with mixer tap and shower attachment, low level WC with concealed flush, his and hers sinks with vanity cupboards under, double with shower cubicle, chrome heated ladder towel rail, ceramic floor tiles, fully tiled walls, extractor fan.

BEDROOM 2
11' 5" x 15' 0" (3.48m x 4.57m) Walk in wardrobe, radiator, window to front and side.

BEDROOM 3
12' 8" x 10' 5" (3.86m x 3.18m) Built in wardrobe, radiator, window to rear.

BEDROOM 4
12' 7" x 9' 8" (3.84m x 2.95m) Built in wardrobe, radiator, window to rear.

FAMILY BATHROOM
11' 11" x 6' 11" (3.63m x 2.11m) Free standing bath with mixer tap and shower attachment, wash hand basin with vanity unit, corner shower cubicle, chrome heated ladder towel rail, fully tiled walls, ceramic floor tiles. Airing cupboard housing DAIKIN hot water cylinder.

EXTERNALLY
Rupen house is situated in an elevated position overlooking the village hamlet and benefiting from 360 degree panoramic views. The front of the house is open plan and has recently fitted resin driveway which provides off road parking for several cars and leads to a double garage with twin up and over electric garage doors.

The entrance to this property is certainly a wow factor with slate steps and a elegant balustrade leading to the front door.
The rear garden is fully enclosed and has a patio seating area a nice size lawn, attractive shrub borders and views across open fields.









DIRECTIONS

From Eckfords and Longstaff office turn left into North Street. At the first mini roundabout turn left into St Gilberts Road. Continue into Exeter Street. At the end of the road turn right and continue to the large roundabout. Take the third exit. Turn left following the signs for Stamford. When you reach Toft turn right. Rupen House is located on the right hand side.

What3words///

AGENTS NOTE

The sellers of this property have added many benefits to this property.

Newly Fitted Air Source Heat Pump
24 Solar Panels
2 x 5K Batteries & 2 Invertors
New uPVC Windows & Doors
New Fibre Glass Balcony Roof
New Stairs & Balustrade to Front Door
Two Electric Garage Doors
New Resin Driveway
New Water Cylinder
Replacement Radiators

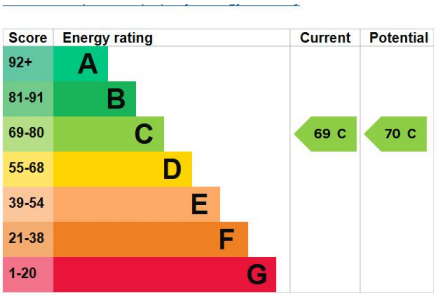

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This is the floorplan for your property:





TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND F

LOCAL AUTHORITIES
South Kesteven District Council 01476 406080
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT
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Ref: 18203
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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