



 NEWTON FALLOWELL

Rupen House Lound Road, Toft

Guide Price £650,000 - £700,000

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Toft, Bourne

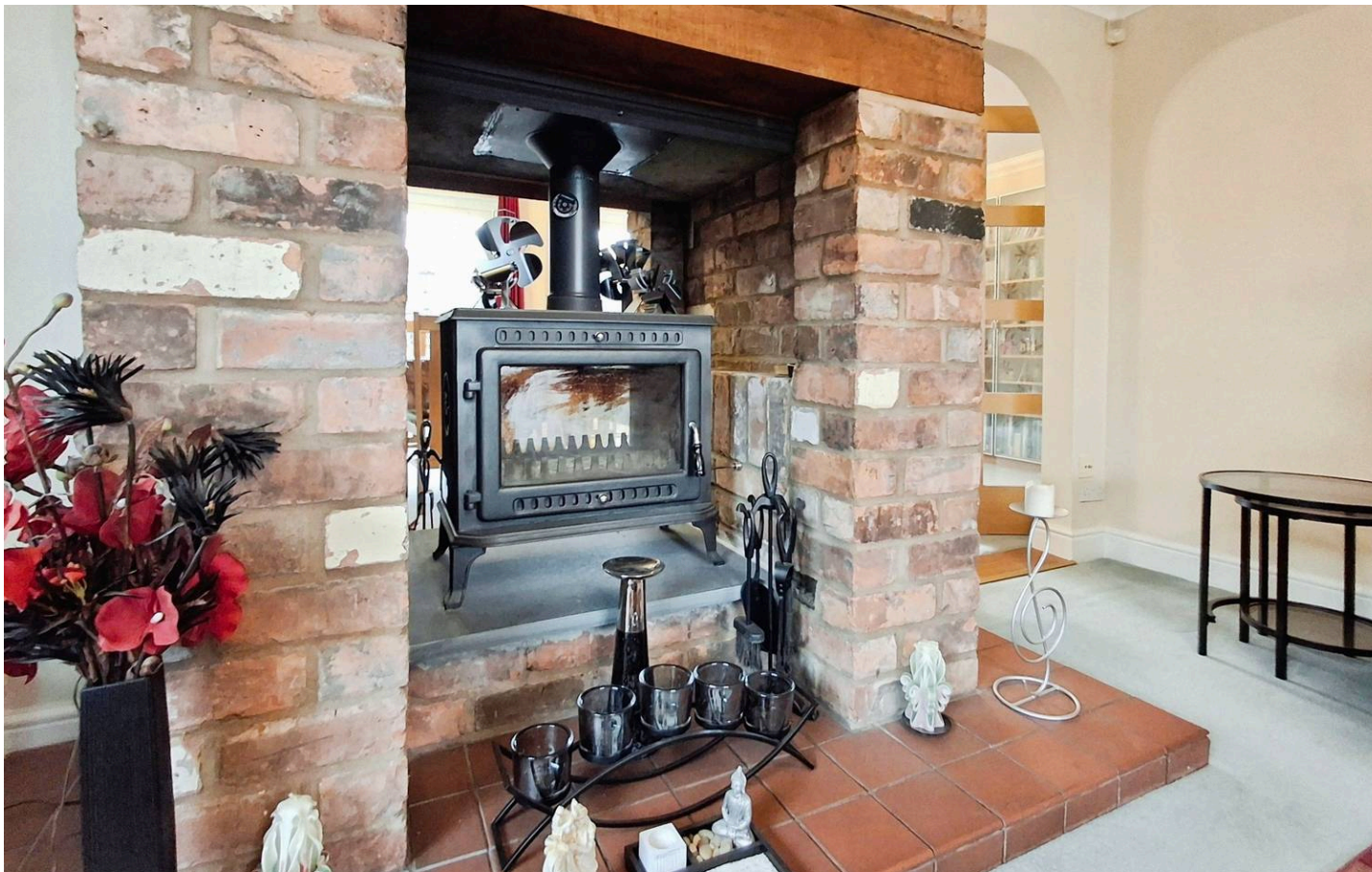
Situated in the highly desirable location of Toft, this spacious and beautifully appointed four-bedroom home offers generous living accommodation, modern energy-efficient improvements and a wealth of attractive features, making it an ideal choice for families and those seeking a versatile home in a sought-after setting. A particular highlight of this home is the extensive investment made in improving its efficiency and comfort. The property has benefited from the installation of 22 new windows and seven new doors throughout, alongside 24 solar panels fitted to the roof, helping to generate electricity and support the home's hot water requirements. Further enhancements include a newly installed air source heat pump and newly fitted radiators throughout, providing a modern heating system designed with energy efficiency in mind.

The property is approached via newly installed porcelain-tiled steps, complemented by a newly fitted handrail leading to the front entrance.

The ground floor offers an impressive selection of versatile reception and living spaces, ideal for both family life and entertaining. A welcoming entrance hall leads through to a comfortable sitting room, which in turn opens into the dining room, featuring double patio doors that provide direct access to the private rear garden.

The well-appointed kitchen/breakfast room offers a range of desirable features, including a built-in dishwasher, wine cooler and space for an American-style fridge freezer and washing machine. A dedicated study provides an ideal space for home working, while a separate living room benefits from access to the balcony, where attractive field views can be enjoyed to the front of the property.





Completing the ground-floor accommodation is a conveniently located WC, adding further practicality to this spacious and well-designed family home.

The property offers four well-proportioned double bedrooms, all benefiting from fitted wardrobes or walk-in wardrobes, providing excellent storage throughout. The impressive principal bedroom further benefits from a luxurious five-piece en-suite bathroom, creating a private and comfortable retreat. A spacious four-piece family bathroom serves the remaining bedrooms, offering practical and well-appointed facilities for family living.

Externally, the property benefits from a newly fitted resin driveway which leads you to a substantial garage and storage facilities, including a double garage and a separate garage/storage area, offering excellent flexibility for vehicles, hobbies and additional storage.

Combining spacious accommodation, four double bedrooms, excellent storage, multiple reception rooms and significant improvements to the home's heating and energy systems, this attractive property presents a wonderful opportunity to acquire a substantial family home in the desirable village of Toft.

Early viewing is highly recommended to fully appreciate the space, versatility and improvements this impressive home has to offer.



Entrance Hall

15' 11" x 8' 2" (4.84m x 2.49m)

Sitting Room

15' 10" x 15' 0" (4.82m x 4.56m)

Dining Room

12' 7" x 20' 6" (3.84m x 6.25m)

Living Room

18' 4" x 16' 10" (5.58m x 5.13m)

Study

13' 3" x 7' 7" (4.05m x 2.30m)

Kitchen Breakfast Room

21' 7" x 14' 6" (6.59m x 4.42m)

Balcony

12' 2" x 16' 0" (3.71m x 4.87m)

Downstairs WC

5' 5" x 3' 1" (1.66m x 0.95m)

Landing**Principle Bedroom**

15' 11" x 12' 4" (4.85m x 3.77m)

En-suite

12' 6" x 6' 6" (3.82m x 1.97m)

Bedroom Two

12' 7" x 16' 0" (3.84m x 4.87m)

Walk-in-wardrobe

4' 1" x 6' 10" (1.24m x 2.09m)

Bedroom Three

12' 8" x 10' 5" (3.86m x 3.18m)

Bedroom Four

12' 8" x 9' 9" (3.86m x 2.96m)





Bathroom

12' 8" x 6' 11" (3.86m x 2.11m)

Double Garage

18' 6" x 16' 8" (5.63m x 5.08m)

Garage/Storage

12' 4" x 17' 3" (3.75m x 5.27m)

Garden

DOUBLE GARAGE

6 Parking Spaces

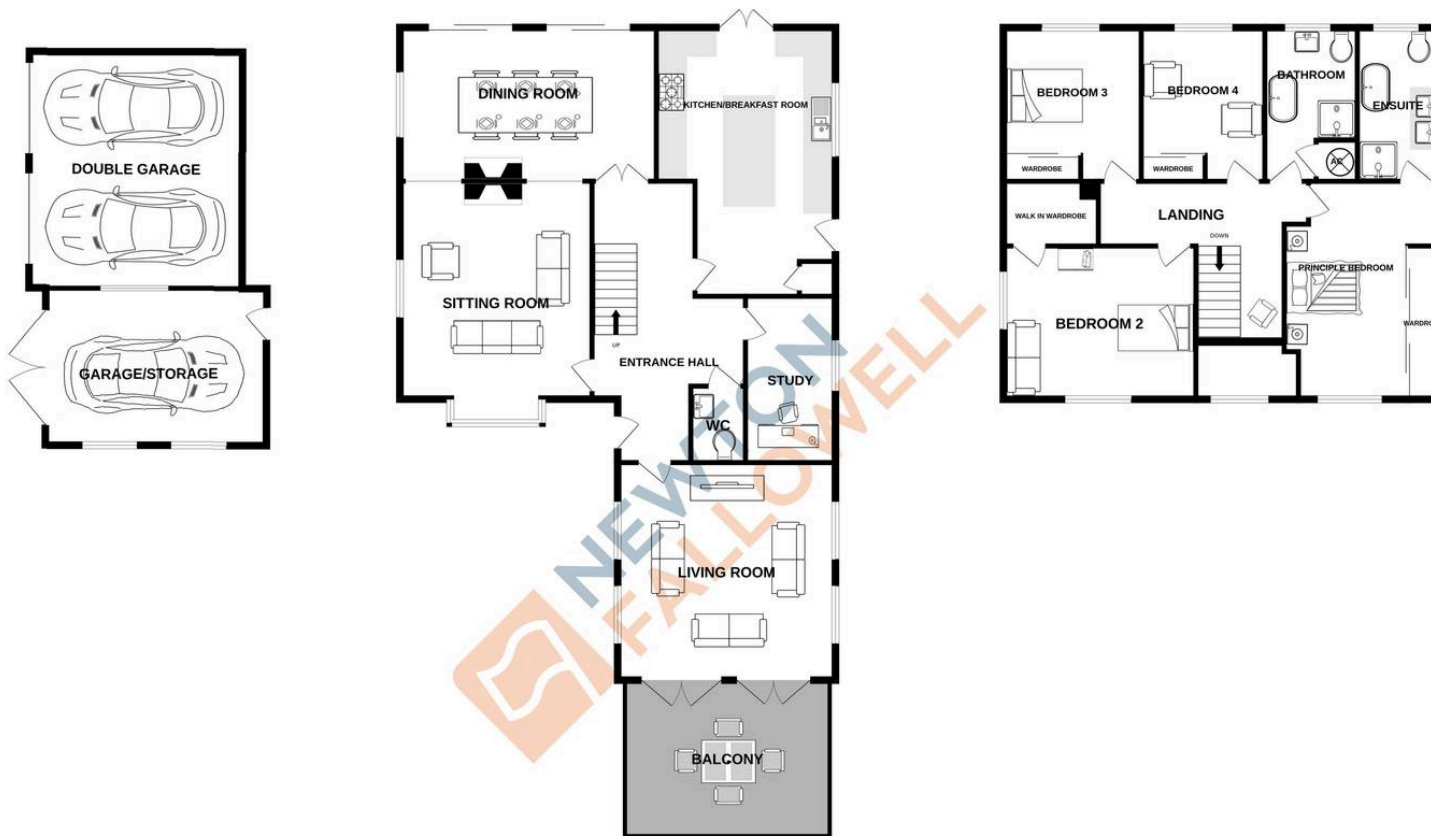
Off Road Parking Leading to a Double Garage and
Garage/Storage area



BASEMENT

GROUND FLOOR

1ST FLOOR



RUPEN HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Bourne

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