



6 Fairways, Toft, Bourne, Lincolnshire PE10 0BS

£495,000



*** IMMACULATE AND BEAUTIFULLY APPOINTED DETACHED HOME OVERLOOKING TOFT GOLF COURSE *** Situated on an elevated plot, this wonderfully positioned four bedroom family home has unrivalled views over Toft Golf Course and Hotel. The property has been extended and provides versatile and unique accommodation with the ground floor comprising kitchen/breakfast room, utility room, dining room, lounge and sun room. There is also the principal bedroom with en suite and downstairs cloakroom. The first floor comprises three further bedrooms and family bathroom. Outside there are landscaped gardens to the front and rear with a southerly aspect. There is ample parking for several vehicles on the driveway which leads to a double garage. FPC Rating F.

GROUND FLOOR

1ST FLOOR



ENTRANCE HALLWAY

UPVC double glazed door with glazed side screen. Solid oak flooring, door to:

INNER HALLWAY

Solid oak flooring, airing cupboard, storage cupboard.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising low level WC, wash hand basin, radiator, UPVC double glazed window to the front aspect, solid oak flooring.

KITCHEN BREAKFAST ROOM

18' 0" x 13' 0" (5.49m x 3.96m) (approx.) Fitted kitchen with a range of base, drawer and wall mounted units, sink with mixer tap over, marble worktop, tiled flooring, double radiator, space for range style cooker, integrated dishwasher, and integrated under counter fridge, three UPVC double glazed windows to the side aspect, UPVC double glazed window to the rear aspect, tiled floor.

UTILITY ROOM

11' 0" x 5' 0" (3.35m x 1.52m) (approx.) Space and plumbing for washing machine, sink with mixer tap over, tiled splash backs, tiled flooring, UPVC double glazed window to the rear aspect, UPVC double glazed door to the rear garden.

LOUNGE

24' 0" x 14' 0" (7.32m x 4.27m) (approx.) UPVC double glazed window to the front aspect, wood burner with feature surrounds, two double radiators, TV point, UPVC double glazed French doors to the garden.

SUN ROOM

11' 10" x 9' 0" (3.61m x 2.74m) (approx.) UPVC double glazed windows to the rear aspect with superb views over Toft Golf course, UPVC double glazed door to the rear aspect.

DINING ROOM

15' 0" x 14' 0" (4.57m x 4.27m) (approx.) UPVC double glazed window to rear aspect, radiator, oak flooring, stairs to first floor landing.

BEDROOM ONE

16' 0" x 12' 0" (4.88m x 3.66m) (approx.) UPVC double glazed window to the front and side aspect, two double radiators, fitted mirrored wardrobes.

ENSUITE

Fitted with a three piece suite comprising low level WC, wash hand basin with cupboards under, walk-in shower cubicle, radiator, tiled flooring, fully tiled, extractor fan, UPVC double glazed window to the side aspect.

STAIRS TO FIRST FLOOR LANDING

BEDROOM TWO

14' 0" x 11' 0" (4.27m x 3.35m) (approx.) UPVC double glazed window to the rear aspect, radiator.

BEDROOM THREE

14' 0" x 11' 0" (4.27m x 3.35m) (approx.) UPVC double glazed window to the rear aspect, radiator.

BEDROOM FOUR

11' 0" x 7' 0" (3.35m x 2.13m) (approx.) UPVC double glazed window to the front aspect, radiator.

BATHROOM

Fitted with a three piece suite comprising low level WC, wash hand basin, bath with shower over and screen, fully tiled, radiator, tiled flooring, UPVC double glazed window to the front aspect.

OUTSIDE

The front garden is open plan, mainly laid to lawn and has a variety of shrubs and flowers. The extensive driveway provides off road parking and leads to the double garage.

To the side there is a boiler which was fitted in 2017.

The enclosed, landscaped garden is southerly facing, is mainly laid to lawn and has a paved patio, a variety of flowers and shrubs, timber deck sun patio and brick built garden store.

DOUBLE GARAGE

Electric garage door. Power and light connected.

AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	