



THE NEW HOUSE, TOFT  
PE10 0JT

OFFERS OVER £770,000

FREEHOLD



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

01778  
349300

Occupying a good size, elevated plot, this brand new, impressive, quality, individual, detached home is being built to an exceptional standard and offers generous size rooms throughout. Featuring an impressive entrance hall with double-height ceiling, this property has a stunning open-plan 45' kitchen/dining/living room with a high specification kitchen with built-in appliances and living area with recessed wood-burner. This individual home also has a garden room to the rear and large study, whilst to the first floor there are four double bedrooms, with the master bedroom having a walk-in dressing room and en-suite. Economical to run with enhanced air tightness measures to ensure a comfortable and thermally efficient home and with additional insulation and masonry thickness, this home backs onto open countryside and has ample parking at the front for many vehicles. Giving easy access to Stamford and Bourne, viewing of this contemporary home is highly advised. Call the Briggs Team today to book your viewing.

Entrance door opening to

#### HALLWAY

A magnificent hallway with double-height ceiling, this impressive entrance has a built-in cloaks cupboard and bespoke hardwood staircase with oak treads and frameless glass balustrade leading to the first floor.

#### WETROOM

A luxury wet room with wall-hung WC and vanity unit with sensor lighting and LED mirror, walk-in double shower cubicle, seamless micro-cement wall and floor coverings and window to front elevation.

#### STUDY 16'5 x 12'9 (5.00m x 3.89m)

With two windows to front elevation and further window to side elevation.

#### KITCHEN/DINING ROOM 29' x 14' (8.84m x 4.27m)

With bi-folding doors opening onto the rear garden, this impressive, contemporary kitchen has a range of built-in Neff appliances, a range of bespoke, high specification wall and base units with central island unit and Dekton worktops, large walk-in pantry, dining area, further window to rear elevation and open-plan access through to

#### LANDING

This galleried landing with window to front elevation, has a built-in wardrobe and provides access to all principal rooms.

#### MASTER BEDROOM 18'2 x 11' (5.54m x 3.35m)

With a recessed cast-iron wood-burner, for those cosy evenings, window to rear elevation and doors opening to

#### DRESSING ROOM 9' x 9' (2.74m x 2.74m)

With window to front elevation.

#### EN-SUITE 8'10 x 7'3 (2.69m x 2.21m)

Comprising luxury three-piece suite with sensor operated night lighting and LED mirror, micro-cement wall and floor coverings, heated towel rail and window to front elevation.

#### BEDROOM TWO 18' x 10' (5.49m x 3.05m)

With window to rear elevation and door opening to

#### EN-SUITE

Comprising three-piece suite with window to front elevation.

#### BEDROOM THREE 14' x 13' (4.27m x 3.96)

With wardrobe recess and window to rear elevation.

#### BEDROOM FOUR 12'3 x 11'7 (3.76m x 3.53m)

With wardrobe recess and window to rear elevation.

#### LIVING ROOM 15'5 x 14'1 (4.70m x 4.29m)

With recessed wood-burner, this room is ideal for entertaining and has feature cove lighting and open access through to

#### GARDEN ROOM 15'4 x 11' (4.67m x 3.35m)

This light and airy, relaxing room has bi-folding doors opening onto the large rear patio and feature window to rear elevation.

#### UTILITY ROOM 12'9 x 6'9 (3.89m x 2.06m)

With window to front elevation and door to side access.

#### LUXURY BATHROOM

With a free-standing bath, vanity unit with sensor operated night lighting and LED mirror, wall hung WC, seamless micro-cement wall and floor coverings and window to front elevation.

#### OUTSIDE

The property is approached via a large driveway which provides parking for many vehicles.

The rear garden, which backs onto open countryside, has a large patio area ideal for entertaining with feature architectural board marked concrete retaining wall with steps leading to the gardens which are mainly laid to lawn with a timber-framed garden store of 4.9m x 3.6m with power and lighting.

EPC RATING: TBC

COUNCIL TAX BAND: TBC



#### ANTI-MONEY LAUNDERING REGULATIONS

Intending Purchasers will be required to provide identification documentation via our compliance provider Coadjute, at a cost of £48 (incl. VAT) per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there are no delays in sending out our sales confirmation letters.

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