



High Street, Ketton
Stamford, Rutland, PE9 3TE

NEWTONFALLOWELL 

High Street, Ketton
Stamford, Rutland, PE9 3TE
£1,695 PCM

AVAILABLE IMMEDIATELY WITH NIL DEPOSIT Renovated to a high level is this lovely three bedroom detached family home, situated in a prime location of Ketton, close to local amenities, popular schools and easy access routes. The property boasts an open plan kitchen diner, under floor heating, cosy lounge with wood burner, two bathrooms and cloakroom, utility room and open field views to the rear.

The property is arranged over two floors, entering via a spacious and light entrance hall with tiled flooring and handy storage cupboard. To one side of the property is the large kitchen diner featuring a wealth of units, integrated appliances, bi folding doors and under floor heating. Continuing through the property there is a separate utility room, cloakroom and a cosy lounge featuring dual windows for extra light and a wood burner. Completing downstairs is one of the double bedrooms equipped with its own three piece en suite. To the first floor, the landing connects two further well balanced double bedrooms both with built in wardrobes and a separate three piece bathroom partly tiled.

Outside to the front a beautiful block paved driveway creating ample off road parking, a sandstone patio seating area in front of the bi folding doors, and a separate lawn with decorative shrub borders. Access down the side of the property leads to the rear court yard garden with space enough for a table and chairs to enjoy the tranquil field views.



Entrance Hall

30'4 x 9'11 n 3'1 (9.25m x 3.02m n 0.94m)

Kitchen / Diner

29'9 x 10'2 (9.07m x 3.10m)

Lounge

10'11 x 15'1 (3.33m x 4.60m)

Utility Room

6'6 x 6'1 (1.98m x 1.85m)

Cloakroom

6'4 x 3'11 (1.93m x 1.19m)

Master Bedroom

15'5 x 10'6 (4.70m x 3.20m)

En-Suite

6'10 x 5'6 (2.08m x 1.68m)

Landing

6'8 x 2'7 (2.03m x 0.79m)

Bedroom 2

14'3 x 10'11 (4.34m x 3.33m)

Bedroom 3

12'11 x 10'3 (3.94m x 3.12m)

Bathroom

8'8 x 5'10 (2.64m x 1.78m)

Outside

To the front a block paved driveway, patio seating area, lawn with decorative shrubs. The rear is a small courtyard overlooking open field views.



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

AGENTS NOTE:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations:

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



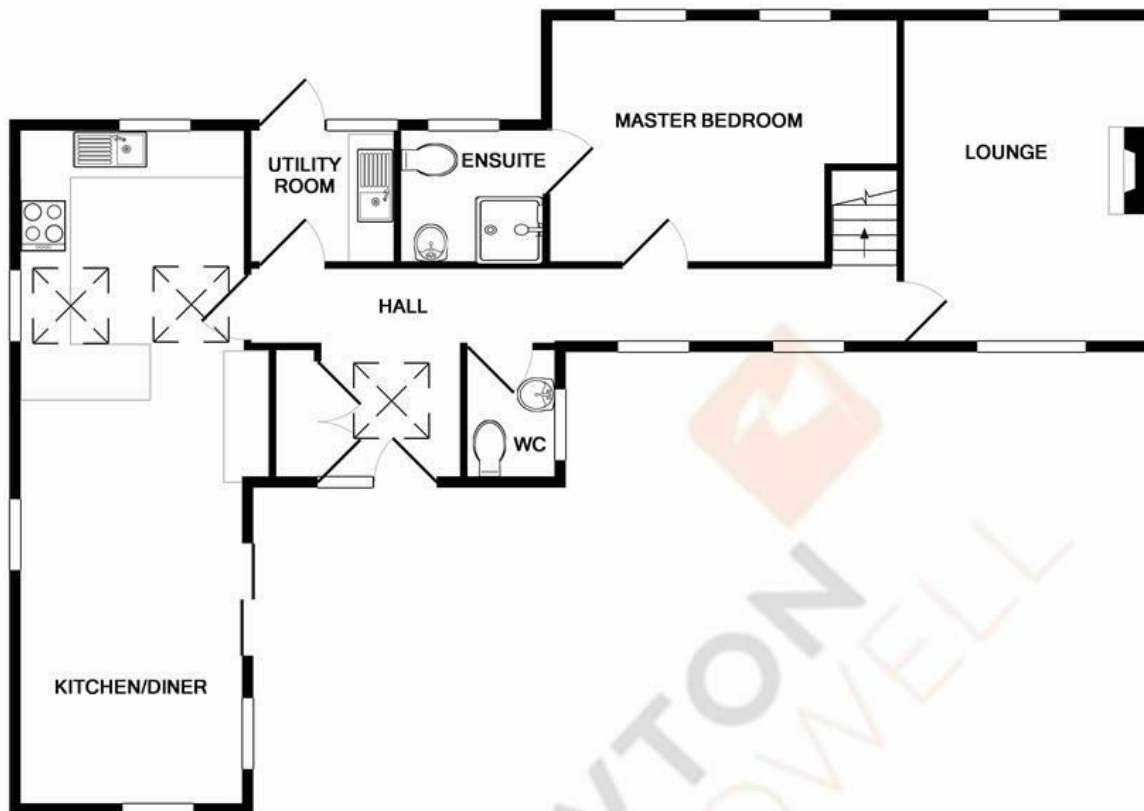
NEWTON
FALLOWELL

t: 01780 754530

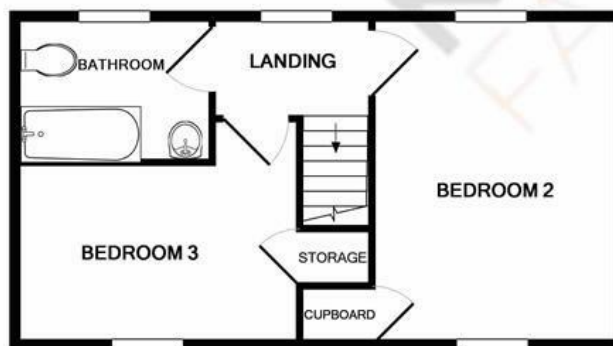
e: stamford.lettings@newtonfallowell.co.uk

www.newtonfallowell.co.uk

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 889 SQ.FT.
(82.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 377 SQ.FT.
(35.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1266 SQ.FT. (117.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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