Aveland Road

Ketton, Stamford, PE9 3SH

Price Guide £375,000

Richardson

Aveland Road

Ketton, Stamford, PE9 3SH

3 1 2

Situated in the established Park View estate within the popular village of Ketton, this detached 3 bedroom home benefits from replacement double glazing and gas central heating. Having been in the same ownership 50 plus years, the property has been well maintained with rewiring, a recently installed replacement boiler and timber flooring to the ground floor. A canopy porch with a replacement front door opens to the reception hall and doors to a double aspect lounge with feature fireplace and a separate dining room. The kitchen is to the back of the property overlooking the well kept garden. There is also a useful utility room. To the first floor, two of the 3 bedrooms have built in wardrobes/cupboards and there is a shower room and separate cloakroom. Externally, the block paved driveway provides off road parking and leads to a single garage with power door. Additional covered storage area to the side. The front garden is laid to lawn with well stocked border surround. The rear garden is of good size with paved patio area and pathways leading through the well stocked borders. The whole area has a good degree of privacy with bungalow behind.

Canopy porch

Reception hall

Lounge
17'7" x 9'10" (5.36m x 3.01m)

Dining room
10'3" x 9'5" (3.14m x 2.88m)

Kitchen
16'2" x 8'1" (4.95m x 2.48m)

Utility
9'4" x 6'3" (2.85m x 1.93m)

First floor landing

Bedroom
12'0" x 11'6" (3.68m x 3.53m)

Bedroom
12'0" x 10'3" (3.68m x 3.14m)

Bedroom
8'11" x 7'3" (2.72m x 2.22m)

Shower room

Separate WC

External details
Set back with lawn and well stocked borders with block paved driveway providing off road parking and leading to garage with power roller door. Additional storage/workshop to the side. Enclosed rear garden with a good degree of privacy. Patio area and lawns with well stocked beds and boarders.

Tenure
Freehold

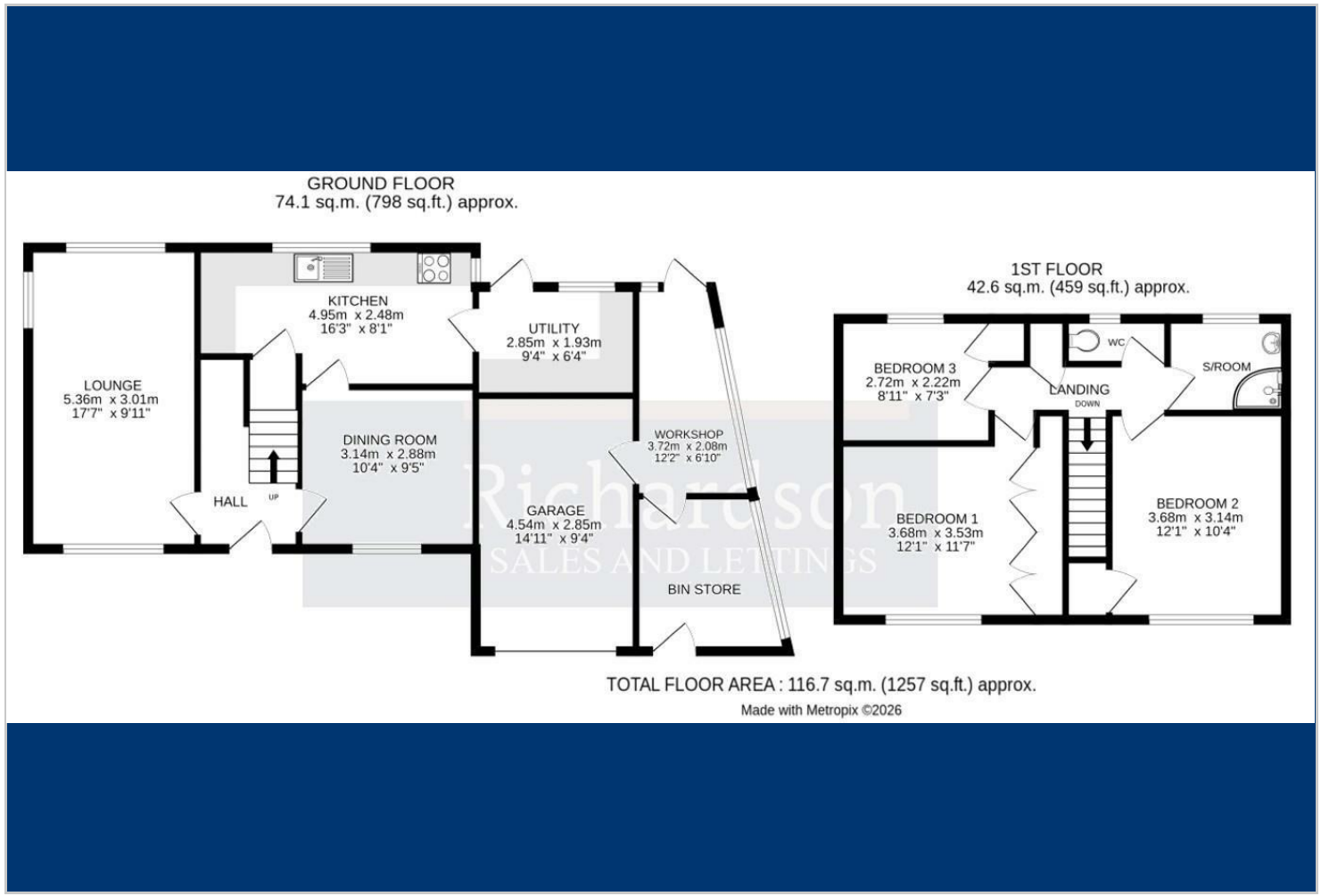
Council Tax
Rutland District Council Tax Band C

Services
All main services connected. Gas central heating

Communication
According to Ofcom: Ultrafast Broadband is available
According to Ofcom: Mobile coverage outdoor coverage is likely with, O2, EE, Three & Vodafone

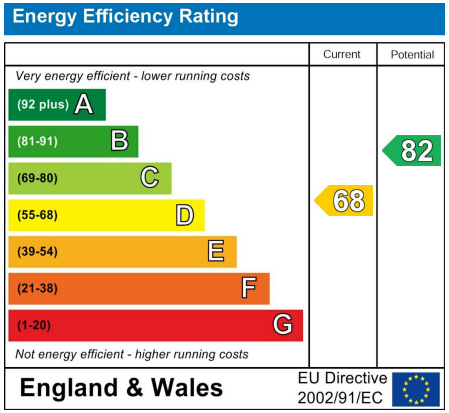
Viewing
Telephone appointment with Richardson.
post@richardsonsurveyors.co.uk

Floor Plan



Area Map

Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Richardson

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433