



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES

Church Road, Ketton

Stamford, PE9 3RD

£350,000

SUMMARY

- Grade II listed character property
- 2/3 bedrooms (bedroom 3 suits an office)
- Garage and driveway parking for two cars
- Beautiful cottage garden to the rear
- Secluded, quiet location with bags of history
- Living room and separate conservatory / dining space
- Utility space, kitchen, downstairs WC & storage room
- No forward Chain





*****ENVIABLE LOCATION ***** Secluded and quiet, situated down a lane off church road an early viewing is **ESSENTIAL** to appreciate the location and space on offer *****NO CHAIN***** The accommodation briefly comprises a spacious entrance hall, cloakroom, living room with open fire and surprisingly high ceilings for a cottage style property, galley style kitchen with lobby leading to a utility space and storage cupboard. Beyond the property benefits from a generous conservatory that works well as a dining space off the kitchen. To the first floor there is a landing space with 2/3 bedrooms - with the third bedroom suiting an office - and a well proportioned family bathroom. Externally, the property features off-road parking for two cars and a single garage. The enclosed rear garden benefits from mature shrubs and landscaping, being mainly laid to lawn with patio area for seating and a crinkle crinkle wall belonging to Ketton Hall. Contact our office to arrange your viewing and with any questions you might have.





Tenure: FREEHOLD

EPC Rating: N/A

Council Tax Band: D

Local Authority: RUTLAND COUNTY COUNCIL

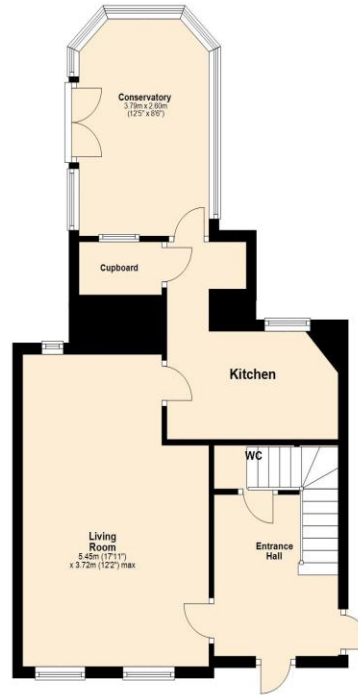
Services: MAINS GAS/ELECTRIC/WATER

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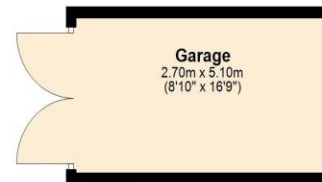
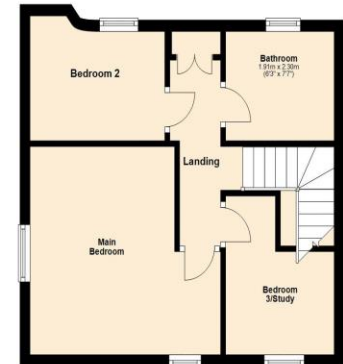
Ground Floor

Main area: approx. 53.8 sq. metres (578.6 sq. feet)
Plus garages, approx. 13.8 sq. metres (148.2 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.5 sq. feet)



Main area: Approx. 95.0 sq. metres (1022.1 sq. feet)
Plus garages, approx. 13.8 sq. metres (148.2 sq. feet)

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