



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD

nest  
ESTATES

Manor Green, Ketton

Stamford, PE9 3TL

£975,000

# SUMMARY

- Stone Built Five Bedroom Detached Home
- Idyllic Rutland Village Location
- Double Garage & Off Road Parking
- Workshop & Gym
- Dining Room, Lounge, Sun Room, Conservatory & Office
- Kitchen Breakfast Room & Utility
- Downstairs WC, Family Bathroom & Three En Suites
- Built In Wardrobes To All Five Bedrooms







Magnolia House, a five bedroom stone built detached family home set within the idyllic Rutland village of Ketton and it's local amenities. The property comprises; Entrance Porch, Entrance Hall, Downstairs WC, Kitchen Breakfast Room, Utility, Conservatory, Dining Room, Office, Lounge, Sun Room, Five well proportioned bedrooms, Three En Suites, Family Bathroom, Workshop, Gym, Double Garage, Off Road Parking and Wrap around garden with patio area, enclosed via stone walling.

**AGENTS NOTES:** The property benefits from under floor heating throughout the downstairs.

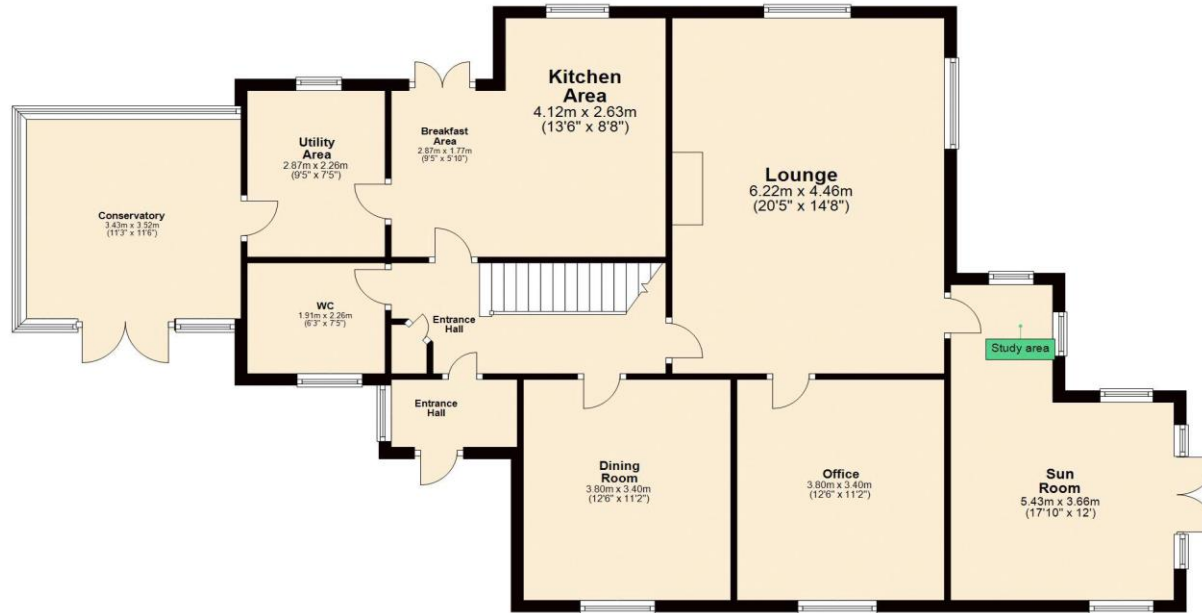
Ketton, Rutland: A Charming Village with Village Appeal and Close to Stamford Nestled within the picturesque countryside of Rutland, Ketton is a highly sought-after village that offers the perfect blend of rural tranquillity and convenient access to local amenities. With its charming stone-built cottages, scenic countryside views, and a strong sense of community, Ketton is ideal for those looking for a peaceful, village lifestyle while still being within easy reach of nearby towns.

The village itself is home to a range of amenities, including a well-regarded local primary school, a post office, and a village shop, offering all the essentials. For those looking for a spot to relax, the local pub provides a welcoming atmosphere and serves hearty meals, perfect for socialising with neighbours or unwinding after a busy day. The surrounding countryside offers an abundance of walking, cycling, and outdoor activities, allowing residents to enjoy the natural beauty of the area.

For commuters, Ketton is ideally located just a short drive from Stamford, one of the region's most desirable market towns. Stamford is renowned for its stunning Georgian architecture, excellent independent shops, restaurants, and cafes, as well as highly regarded schools and exceptional transport links. The town is only around 4 miles away, making it a quick journey for those who need to travel for work or leisure. With its perfect blend of rural charm and proximity to Stamford, Ketton offers the ideal location for families, retirees, and anyone seeking a peaceful village retreat without being far from all the amenities and conveniences of modern life.

### Ground Floor

Approx. 122.8 sq. metres (1322.3 sq. feet)



### First Floor

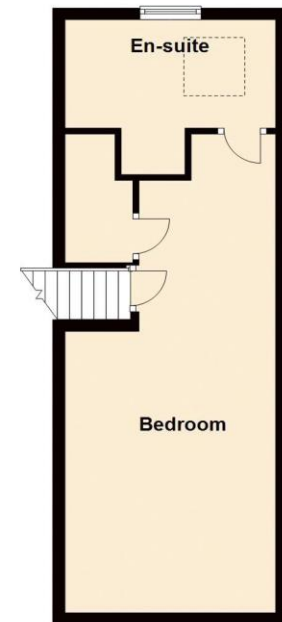
Approx. 90.6 sq. metres (974.8 sq. feet)



Total area: approx. 247.2 sq. metres (2660.9 sq. feet)

### Second Floor

Approx. 33.8 sq. metres (363.8 sq. feet)



Tenure: **Freehold**

EPC Rating: **TBC**

Council Tax Band: **TBC**

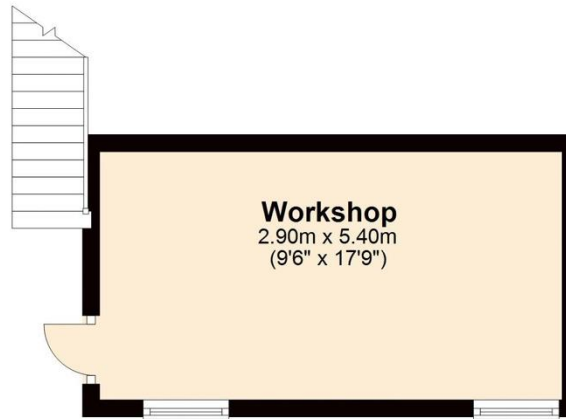
Local Authority: **Rutland Council**

Services: **Gas Central Heating & Underfloor Heating Throughout The Downstairs.**

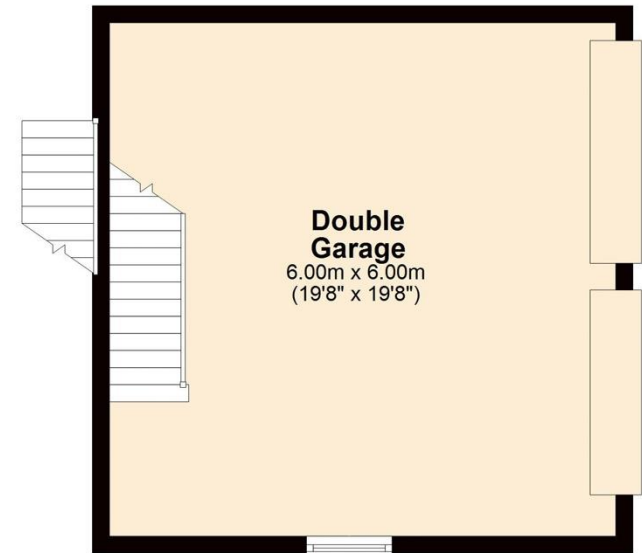
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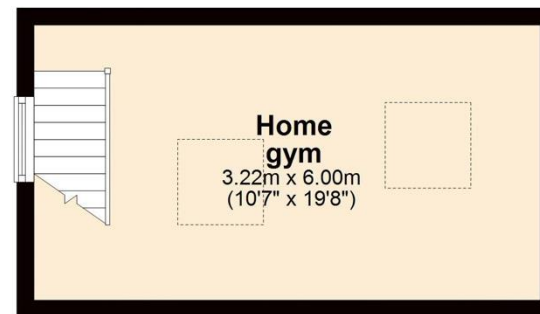
**Ground Floor**  
Approx. 15.7 sq. metres (168.6 sq. feet)



**First Floor**  
Approx. 36.0 sq. metres (387.5 sq. feet)



**Second Floor**  
Approx. 19.3 sq. metres (207.8 sq. feet)



Total area: approx. 71.0 sq. metres (763.8 sq. feet)

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