



Braithwaite Close, Ketton Stamford

Price: Freehold £450,000 offers in excess of

- Extended detached house
- Three bedrooms
- Separate dining room
- Kitchen breakfast room
- Utility room
- Sun lounge
- Single garage

EPC Rating: D



Part glazed entrance door to the

Entrance lobby

Door to the main hallway, Storage cupboard, door to downstairs shower room

Downstairs shower room

Fitted three piece suite comprising a close coupled WC, wash hand basin in vanity unit, tiled shower cubicle, extensively tiled walls, tiled flooring, double radiator.

Main hallway

Stairs to first floor landing, under stairs storage cupboard, radiator.

Living Room

6.96m x 3.91m max (22'.10" x 12'.10" max)

Double glazed windows to front and side aspects, wood burning fireplace with stone surround and slabbed hearth with plinth to one side, two radiators, arch way through to the dining room

Dining room

5.99m x 3.56m max (19'.08" x 11'.08" max)

Double glazed window to side aspects, radiator, door through to the kitchen, door through to the sun lounge

Sun lounge

5.99m x 1.75m (19'.08" x 5'.09")

Double glazed windows to rear aspect, radiator and double glazed sliding patio doors leading out to the rear garden.

Kitchen breakfast room

5.31m x 5.11m (17'.05" x 16'.09") (Narrows to 2.69m 8'.10")

Refitted with a matching range of eye level units incorporating glazed display cabinets with under lights, cupboards and drawers with matching worktop space over, matching breakfast bar, built in oven and hob with

extractor over, built in dishwasher, built in carousel unit, built in bin, built in larder cupboard, one and a half sink unit with mixer tap and tiled splashbacks, tiled flooring, radiator, double glazed window to rear aspect, door through to the utility room.

Utility room

2.11m x 1.78m (6'.11" x 5'.10")

Wall mounted gas boiler, plumbing for washing machine, freezer space, door leading out to the rear garden.

First floor landing

Airing cupboard, radiator, double glazed window to side aspects.

Master bedroom

3.35m x 2.87m max (11' x 9'.05" max)

Double glazed windows to rear and side aspects, built in double wardrobe, radiator, loft access.

Bedroom 2

3.96m max x 3m max (13' max x 9'.10" max)

Double glazed windows to front and side aspects, built in wardrobes with over bed storage cupboards, dressing table and bedside cabinets, further built in single wardrobe, radiator .

Bedroom 3

2.77m x 2.46m max (9'.01" x 8'.01" max)

Double glazed window to front aspect, built in single wardrobe, radiator.

Bathroom

Fitted three piece suite comprising a corner bath with shower over, pedestal wash hand basin, close coupled WC, heated towel rail, extensively tiled walls, tiled flooring, two double glazed windows to rear aspects.

Outside

The front garden is lawned with a variety of shrubs and

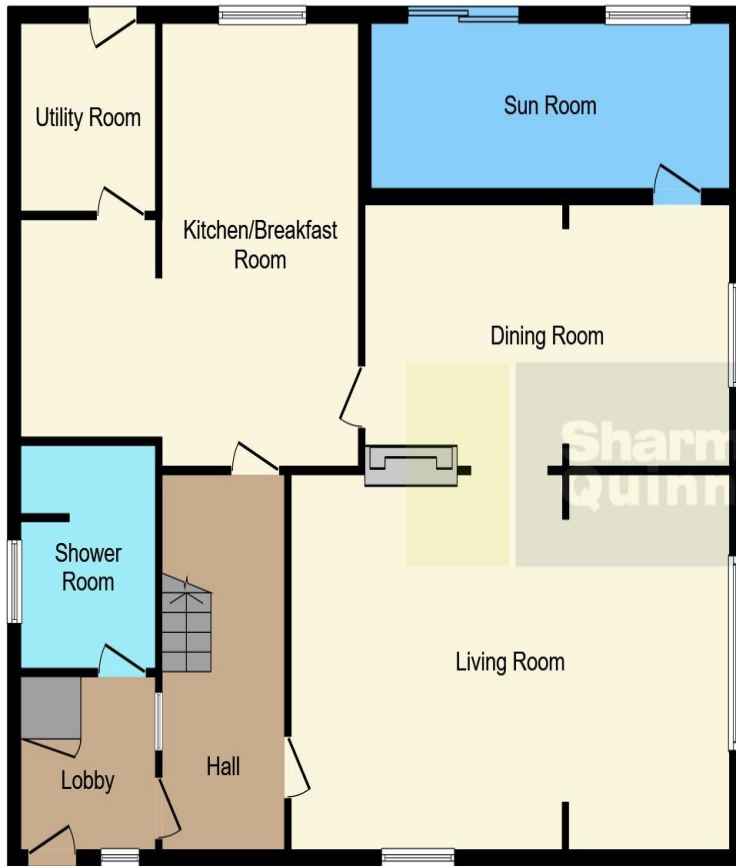


1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

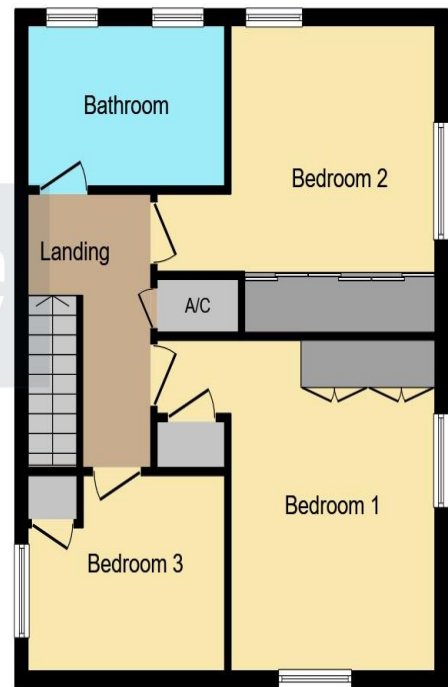
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flowers, outside tap, the drive way to the side provides off road parking for two cars and access to the single garage which measures 5.13m x 2.77m (16'.10" x 9'.01"). Side gated access leads round to the rear garden which has an extensive patio seating area with steps down onto the lawn which has mature flower and shrub borders and hedging, garden shed and greenhouse.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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