

Edmonds Drive, PE9 3TH  
Ketton  
Stamford  
Guide Price £995,000

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Awaiting



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- Substantial 5 Double Bedroom Home
- Additional 1 Bedroom Self Contained Annex
- Huge Potential to Create a Large Family Home
- Over 3300sqft of Accommodation
- 0.67 Acre Plot (STS)
- Double Garage
- South Facing Garden

# 8 Edmonds Drive Ketton Stamford PE9 3TH

Situated in a quiet, prestigious area in Ketton lies Edmonds Drive, a quiet cul-de-sac accessed via a tree-lined avenue. There are only twelve houses in Edmonds Drive making it an ideal location for growing families. The property occupies a prominent plot, 0.67 acres in size, with a south-facing garden. The property has been extended over the years, now offering a one-bedroom, self-contained annex, ideal for visiting guests, with Air BNB potential, or use as a granny annex. The home boasts over 3300sq ft and, although it could be modernised in some areas, nevertheless offers huge potential featuring five double bedrooms, two en-suites, a family bathroom and generous office space which could be used for other purposes, perhaps by the addition of a sixth double bedroom subject to the inclusion of a stud wall. The ground floor comprises a multitude of rooms with internal access to both the annex and double garage to the side. Uninterrupted views to the rear garden is a real plus points for this home, without being overlooked by neighbouring properties. A spacious, mature, family garden comprises trees, vegetable patches, orchard and a large lawn, substantial greenhouse and shed. The front of the home is accessed via a driveway leading to a double garage with further extensive lawn. Owing to its already generous size, this large home offers huge potential to future owners without need for extension. Ketton is a popular village with its own primary school, a popular Railway Inn public house and friendly community. There are good road networks for commuters to both Stamford and Uppingham which are popular market towns.



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8 Edmonds Drive, Ketton, Stamford  
 Approximate Gross Internal Area  
 308 Sq M/3316 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



## Rooms/Measurements

- Garage 17'2" x 15'2"
- Utility 11'9" x 6'5"
- Kitchen 15'8" x 8'10"
- Dining Room 11'8" x 8'10"
- Lounge 16'2" x 15'7"
- Conservatory 16'1" x 8'9"
- Lounge 16'0" x 15'5"
- Kitchen 12'9" x 8'2"
- Bedroom Six 15'8" x 9'3"
- Bedroom Five 10'11" x 8'5"
- Bedroom Four 12'7" x 8'5"
- Bedroom Three 11'8" x 11'0"
- Bedroom Two 13'9" x 13'0"
- Bedroom One 16'0" x 15'5"

**TENURE: FREEHOLD**



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