



Hurford's  
01780 752130  
www.hurford.co.uk  
for sale

Hurford's

The Green, Ketton Stamford Freehold:£460,000



# Key Features



- 4 Bedroom Character Cottage
- Gas Effect Wood Burning Stove
- Stunning Garden & Pond
- Large Double Garage
- Additional Outside Storage

Entering the original front oak door, you are met with stairs to the first floor. To the left is the first sitting room, a quaint snug room offering an electric fire which could be updated to a log burner subject to requirements but a quiet spot for an evening. Moving through to the rear is another generous reception room that could be made a further lounge or dining room featuring a stunning gas effect stove for those cooler nights. From this room you access the kitchen providing a wide range of base and wall units, double oven, electric hob and integrated fridge. From the kitchen there is access to the back door to enter the garden as well as a further utility room for housing all the white goods. A welcome addition is a downstairs shower room from the utility including a downstairs W/C.





Moving upstairs via a generous landing there are 4 bedrooms all ranging in size with plenty of ceiling height to create a feeling of space. 3 of the bedrooms benefit from fitted wardrobes to maximise on storage and share the family bathroom with a bath with shower over, pedestal basin and W/C.

Externally there is a beautiful enclosed rear garden with mature beds and a large lawn ideal for families. In addition, there is a large double garage with electric doors and plenty of parking on the block paved driveway. To the side of the garage there is also a large storage area for storage of bikes.

This property is nearly 200 years old and has had a very interesting history: from having been used by Primitive Methodists and The Salvation Army and now named 'Palm House'.

This property would make a fabulous family home in a quiet area of Ketton within walking distance of the school and park. Viewing is essential to take in all on offer!

Rooms/Measurements:

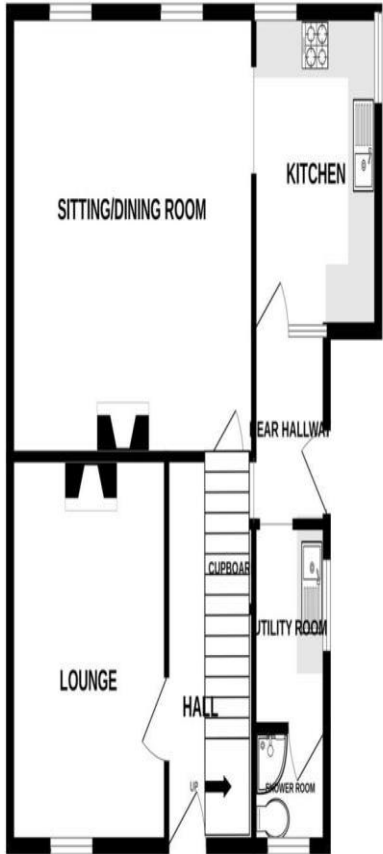
Entrance Hall 6'7" x 13'11"

Living/Dining Room 15'2" x 17'7"

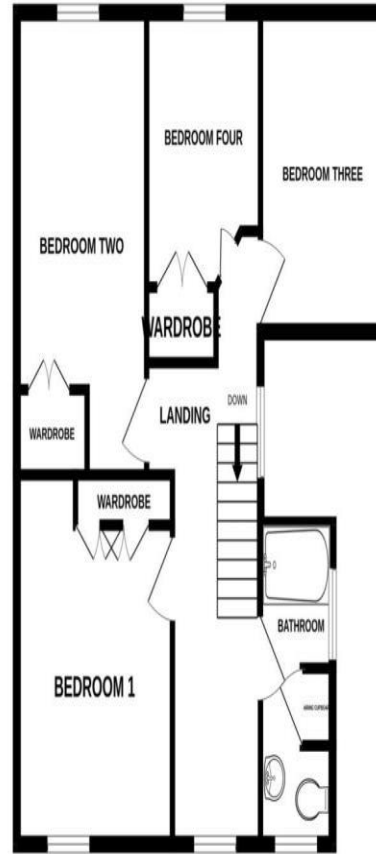
Kitchen 9'2" x 12'2"



GROUND FLOOR  
991 sq.ft. (92.0 sq.m.) approx.



1ST FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



- Lounge 11'7" x 13'4"
- Rear Hallway 5'8" x 6'7"
- Cloakroom/Utility Room 5'10" x 6'11"
- Shower Room 5'8" x 5'0"
- Landing 6'7" x 22'2"
- Bedroom One 11'0" x 12'11"
- Bedroom Two 9'5" x 14'4"
- Bedroom Three 9'5" x 12'10"
- Bedroom Four 8'2" x 9'1"
- Bathroom 5'10" x 12'1"
- Double Garage 16'10" x 17'4"

TOTAL FLOOR AREA : 1655 sq.ft. (153.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Selling your property?

Contact us to arrange a FREE home valuation.

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