



Timbergate Road, Ketton Stamford

Price: Freehold £395,000 offers over

- RUTLAND VILLAGE
- FIELD VIEWS
- THREE BEDROOMS
- UTILITY ROOM
- SEPARATE DINING ROOM
- GARAGE AND OFF ROAD PARKING

EPC Rating: D



Timbergate Road

Part glazed entrance door to the

Entrance Porch

Double glazed windows to front aspect, tiled flooring, door to the

Main Entrance Hallway

Stairs to first floor landing, radiator, wood flooring.

Lounge

5.26m x 3.45m max (17'.03" x 11'.04" max)

Double glazed window to front aspect and double glazed windows and french doors leading out to the rear garden, wood burning fireplace with granite hearth, Tv point and radiator.

Separate dining room

3.07m x 2.84m (10'.01" x 9'.04")

Double glazed window to front aspect, wood flooring, radiator, door through to the kitchen.

Kitchen

4.62m x 2.36m (15'.02" x 7'.09")

Fitted base cupboards incorporating built in carousel units and drawers with matching worktop space over, built in dishwasher, space for range cooker with extractor hood over, fridge freezer space, stainless steel sink unit with mixer tap and tiled splash backs, wood flooring, radiator, double glazed window to rear aspect and door through to the utility room.

Utility room

2.59m x 1.93m (8'.06" x 6'.04")

Worktop space with cupboards below, stainless steel sink unit, space for tumble drier, plumbing for washing machine, fridge space, tiled splashbacks, wood flooring, double glazed window to rear aspect and door leading out to the rear garden, courtesy door through to the single

garage.

First floor landing

Airing cupboard, radiator.

Master bedroom

3.45m x 2.97m (11'.04" x 9'.09")

Double glazed window to front aspect, built in double and single wardrobes, radiator.

Bedroom 2

3.63m x 3.10m (11'.11" x 10'.02")

Double glazed windows to front and side aspects, built in single wardrobe, radiator and loft access.

Bedroom 3

2.72m x 2.18 (8'.11" x 7'.02")

Double glazed window to rear aspect, built in single wardrobe, wood flooring and radiator.

Bathroom

Two piece suite comprising a bath with shower over, wash hand basin in vanity unit, heated towel rail, tiled flooring, double glazed window to rear aspect.

Separate WC

Close coupled WC, wash hand basin in vanity unit, double glazed window to rear aspect.

Outside

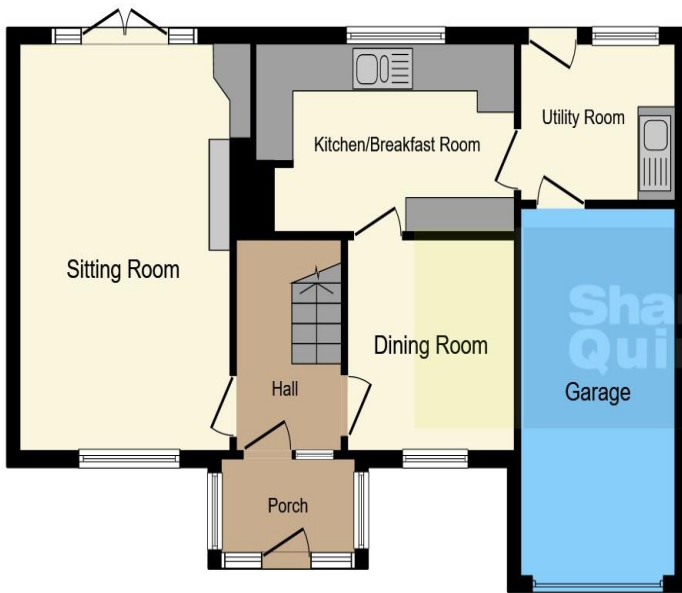
The front garden is lawned with a variety of mature shrubs with the block paved drive way to the side providing off road parking for several cars and access to the single garage which measures 4.98m x 2.79m (16'.04" x 9'.02") and houses the gas boiler. Side gated access leads to the rear garden which has split level lawned areas which a mature range of shrubs flowers and trees, vegetable plot, split level timber decking and paved patio seating areas, outside tap, workshop with power, tool shed, the property has field views to the rear.



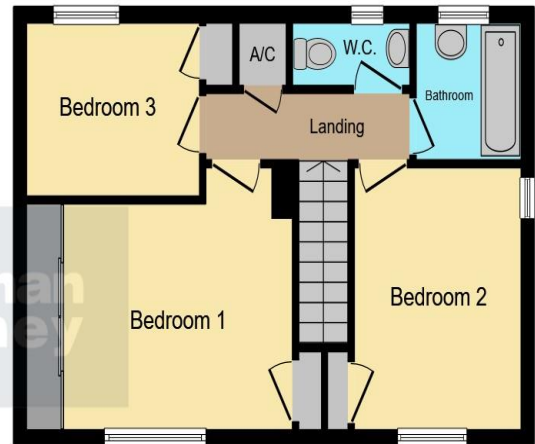
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4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SFD203320 - 0008

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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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