



Park Road, Ketton, Rutland, PE9
3SL



4



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£600,000 Offers Over - Freehold



Key Features

- Extended detached family home
- Stunning field views
- Ample off road parking
- Multiple reception rooms
- Open plan kitchen diner
- Four double bedrooms
- Two bathrooms and downstairs cloakroom
- Double garage and ample off road parking
- EPC rating E





Substantial extended detached family home, situated in a prime location of the popular village of Ketton. This lovely home benefits from stunning views to the rear over uninterrupted fields, double garage with ample off road parking, five versatile reception rooms, open plan kitchen diner, four well balanced double bedrooms, two bathrooms with downstairs cloakroom and a mature sun trap rear garden.

The property is arranged over two floors, entering via the entrance porch which creates access into the kitchen diner and the separate utility room. The utility room offers internal access into the double garage. The open plan kitchen diner features ample living space and an array of units with an island. An inner hallway is located off the kitchen and creates easy flow downstairs, connecting the living room, study, stairs to the first floor, handy storage area and a downstairs cloakroom. The versatile study is ideal for a home office or playroom. The light and airy living room benefits from a feature fireplace and has two openings into the dining room and the family room which enjoys views over the garden. To the first floor, the landing connects four well balanced double bedrooms and the family two piece modern bathroom fully tiled and a separate w/c. Bedroom one is generous in size, has stunning views over the garden and fields, plus has a built in wardrobe and walk in shower.



Outside to the front is a driveway with ample off road parking and access to the double garage, accompanied by a lawned garden. Gated access to the side of the property leads into the private and mature rear garden with brick pillar veranda seating area, a further patio seating area and lawn with mature borders full of shrubbery, trees, and flowers.

Entrance Hall
4.19m x 1.2m (13.7ft x 3.9ft)

Kitchen breakfast room
7.05m x 7.26m (23.1ft x 23.8ft)

Utility
3.23m x 1.66m (10.6ft x 5.4ft)

Dining room
3.45m x 3.08m (11.3ft x 10.1ft)

Living room
4.86m x 4.08m (15.9ft x 13.4ft)

Family room
3.96m x 3.07m (13ft x 10.1ft)

Hallway
3.49m x 4.71m (11.4ft x 15.5ft)

Cloakroom
2.58m x 0.9m (8.5ft x 3ft)

Study
3.77m x 3.9m (12.4ft x 12.8ft)

Storage
3.37m x 1.02m (11.1ft x 3.3ft)

Landing
4.64m x 3.02m (15.2ft x 9.9ft)

Bedroom one
7.29m x 3.31m (23.9ft x 10.9ft)

Ensuite
2.45m x 1.9m (8ft x 6.2ft)

Bedroom two
4.2m x 4.09m (13.8ft x 13.4ft)

Bedroom three
3.41m x 3.07m (11.2ft x 10.1ft)

Bedroom four
3.52m x 2.57m (11.5ft x 8.4ft)

Bathroom
2.47m x 2.43m (8.1ft x 8ft)

WC
1.58m x 0.88m (5.2ft x 2.9ft)

Garage
5.64m x 4.63m (18.5ft x 15.2ft)

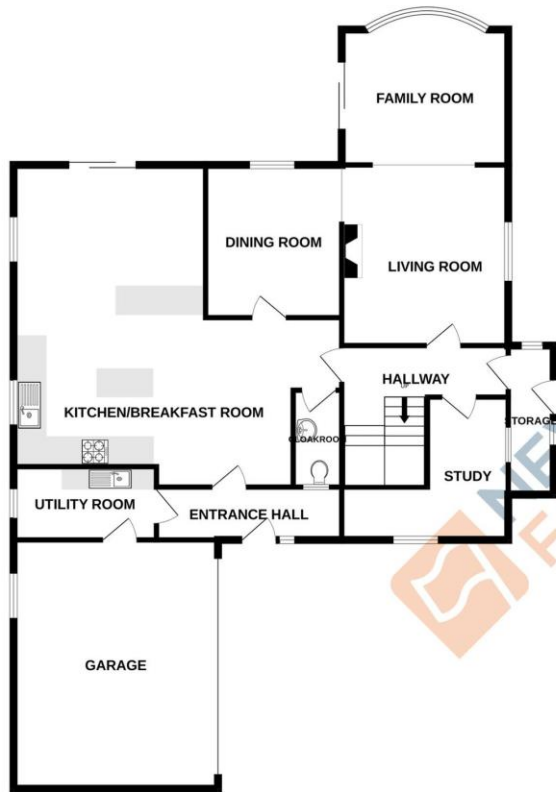




Floorplan

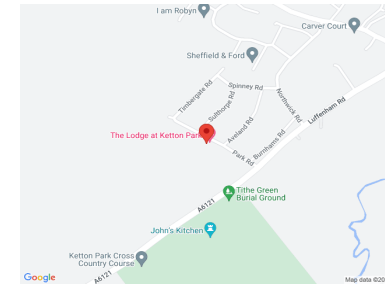
GROUND FLOOR
1469 sq.ft. (136.5 sq.m.) approx.

1ST FLOOR
879 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 2348 sq.ft. (218.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Council Tax Information
Local Authority: Rutland County Council
Council Tax Band: F

Agent Note
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



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