



Woodland Cottage, 2 Church Road, Ketton, Stamford, PE9
3RD

 **NEWTON FALLOWELL**

£550,000

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Key Features

- Charming Grade II listed stone end terrace cottage
- Single garage and parking
- Spacious living room
- Open plan kitchen diner
- Lovely garden room
- Generous garden with woodland
- Three well balanced bedrooms
- EPC rating - Exempt
- Freehold





Elegant Grade II Listed Three-Bedroom Stone-Built End Terrace Cottage in a Serene Enclave of the Highly Regarded Village of Ketton

Nestled within a tranquil setting, this enchanting three-bedroom stone-built end terrace cottage graces the idyllic landscape of Ketton's sought-after village. Brimming with character, this property offers ample features, including a substantial garden enveloped by woodland, a single garage accompanied by parking facilities, a spacious living room exuding charm, an open-plan kitchen diner, a versatile garden room, and three impeccably proportioned bedrooms.

Spanning two meticulously designed levels, the abode welcomes you through an inviting entrance hall with downstairs cloakroom and access is granted to both the inviting living room and the commodious kitchen diner. Bathed in natural light, the living room boasts expansive dimensions and is adorned with a captivating feature fireplace, creating an atmosphere of warmth and sophistication. The well-appointed kitchen diner boasts an array of pine units and ample space for an eight-person dining table, ensuring the perfect setting for culinary gatherings. Adjoining the kitchen diner is a versatile garden room/conservatory, expanding the range of living spaces and offering flexible utility. Enhancing the functionality of the lower level is a spacious storage cupboard/utility space seamlessly integrated with the garden room.

Ascending to the upper floor, a graceful landing connects three harmoniously designed double bedrooms, each exuding a sense of equilibrium and comfort. The family three-piece bathroom is thoughtfully positioned, catering to both convenience and aesthetics. The principle bedroom, distinguished by its splendid views overlooking the gardens, is complemented by its own private three-piece en suite and built-in wardrobes.

Externally, the front of the property features a single garage, accompanied by allocated off-road parking facilities. The rear garden, a haven of tranquillity and seclusion, gracefully wraps around the property, intertwining with the surrounding woodland. A picturesque patio seating area and a commodious lawn bordered by mature flora contribute to the garden's allure.

In summary, this charming stone-built end terrace cottage offers an exquisite blend of timeless elegance and modern comfort, meticulously designed to cater to a discerning lifestyle within the serene embrace of Ketton's village ambiance.





Entrance hall 5.28m x 2.73m (17.3ft x 9ft)

Cloakroom 2.53m x 1.31m (8.3ft x 4.3ft)

Living room 7.11m x 4.93m (23.3ft x 16.2ft)

Kitchen diner 5.83m x 4.03m (19.1ft x 13.2ft)



Conservatory 4.87m x 3.35m (16ft x 11ft)

Storage 1.97m x 1.14m (6.5ft x 3.7ft)

Landing 5.03m x 1.81m (16.5ft x 5.9ft)

Bedroom one 5.69m x 4.78m (18.7ft x 15.7ft)

Ensuite 3.62m x 2.2m (11.9ft x 7.2ft)



Bedroom two 3.62m x 3.26m (11.9ft x 10.7ft)

Bedroom three 3.62m x 2.75m (11.9ft x 9ft)

Bathroom 2.71m x 1.87m (8.9ft x 6.1ft)

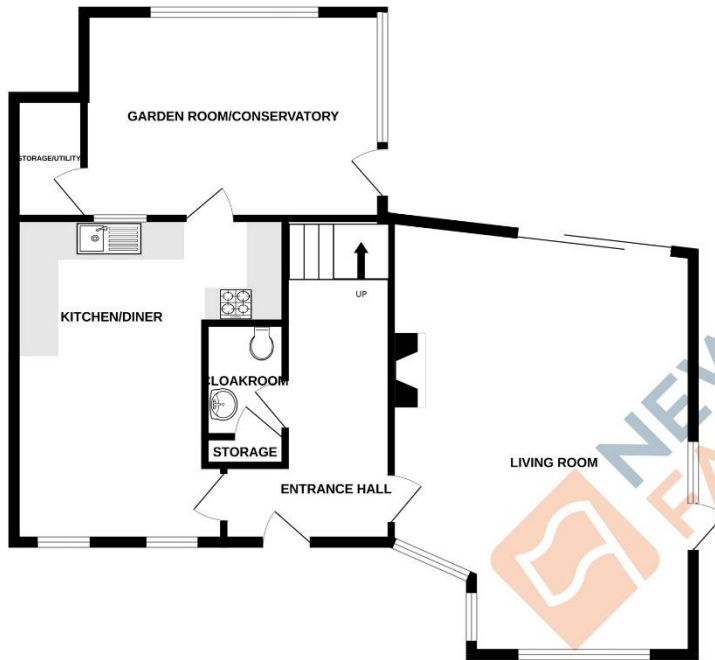
Agent Note

The woodland area is included with the sale of the property

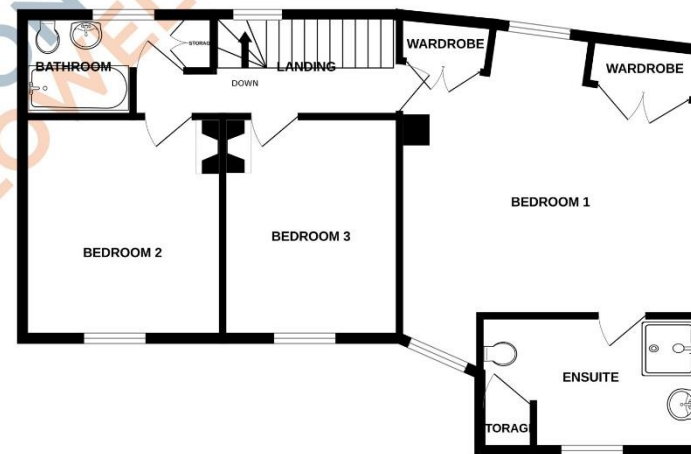




GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1560 sq.ft. (144.9 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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COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: F

AGENTS 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.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.