



10 Bartles Hollow, Ketton, Stamford, PE9 3SF

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Highly Regarded Village Location
- Recently Renovated Detached Home
- Three/Four Bedrooms
- Lounge & Kitchen Diner
- Generous Laundry Room
- Home Office / Bedroom Four
- Ground Floor Shower Room
- Driveway Parking & Private Rear Garden
- EPC Rating D
- Freehold

£439,950





A recently renovated detached family home set in the highly regarded village of Ketton having been rewired by the current owners boasting; Three/Four Bedrooms, a spacious lounge, a refitted kitchen/diner with generous laundry room, a ground floor shower room, a home office/bedroom four, ample parking for 2-3 cars, a private rear garden and large workshop/store.

The property has seen many improvements which have been carried out by the current owners to include, rewiring, upgraded plumbing, new windows and doors, cedar cladding to the front facade and the refitted shower room. On entering the home, you'll be greeted by the spacious hallway with doors leading to either side of the home and the central stairs to the first floor. The lounge runs the full depth of the property and offers a centralised feature electric fireplace, whilst to the opposite side of the home is a refitted kitchen diner. There is ample space for a dining table & 6 chairs, along with a bespoke oak fitted breakfast bar which meets the kitchen, which has been refitted offering a wealth of units and integrated appliances. There is a door to one side which leads to the useful laundry room with further fitted units and surface areas, a door to the rear garden and doors to the fourth bedroom/home office and ground floor shower room. To the first floor there are three well balanced bedrooms, with the principal bedroom offers wall to wall fitted wardrobes, there is a three piece fitted bathroom and a further separate WC.

Outside, the property is sat on a rising plot with ample driveway parking for 2-3 cars, whilst the remaining frontage has been landscaped with slate shingle for ease of maintenance. There is a useful timber storage shed and gated access leading to the rear garden. On meeting the rear of the property, there is a large timber outbuilding which has been split in to 2 sections. The first, a useful store/workshop with lighting and power connected whilst to the opposite side, the room has been dedicated for the use of a hot tub (available by separate negotiation). The garden is set over three levels, being initially approached by a patio terraced seating area, rising to a gravelled garden for ease of maintenance which enjoys a high degree of privacy. There are external power points and an additional gated pedestrian access from Sand Furrows to the upper garden.





Entrance hall 4.07m x 1.78m (13'5" x 5'10")

Living room 5.26m x 3.07m (17'4" x 10'1")

Dining room 3.06m x 2.58m (10'0" x 8'6")

Kitchen 4.51m x 2.40m (14'10" x 7'11")

Utility room 4.73m x 2.05m (15'6" x 6'8")



Office/Bedroom four 2.89m x 2.55m (9'6" x 8'5")

Shower room 2.58m x 1.76m (8'6" x 5'10")

Landing 3.05m x 0.74m (10'0" x 2'5")

Bedroom one 4.06m x 3.04m (13'4" x 10'0")



Bedroom two 3.62m x 3.09m (11'11" x 10'1")

Bedroom three 2.77m x 2.20m (9'1" x 7'2")

Bathroom 2.19m x 1.68m (7'2" x 5'6")

WC 1.86m x 0.84m (6'1" x 2'10")

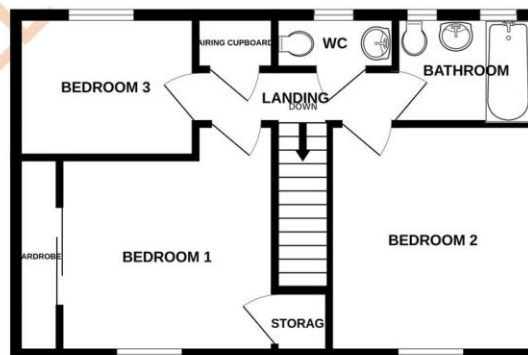




GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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		70
(55-68) D	68	
(39-54) E		
(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: C

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.