



2 Holmes Drive, Ketton, Stamford, PE9 3YB

 **NEWTON FALLOWELL**

4 2 3

Key Features

- Exceptional Executive Home
- Private Cul-de-Sac in a Highly Regarded Village
- FOUR DOUBLE BEDROOMS
- Lounge, Dining Room & Home Office
- Well Maintained Landscaped Gardens
- Spacious Driveway for 4-6 Cars
- Modern Kitchen & Bathrooms
- Detached Double Garage
- EPC Rating C
- Freehold

£675,000





A stone constructed executive modern home set in a private cul-de-sac within the highly regarded village of Ketton boasting a spacious interior with; three reception rooms, a modern fitted breakfast kitchen with utility, FOUR DOUBLE BEDROOMS, two bathrooms, well maintained and landscaped gardens, a generous driveway and detached double garage.

The property offers a light and airy interior to both ground and first floor with a spacious entrance hallway, useful storage, a ground floor WC and doors to the three reception rooms and breakfast kitchen. The living room runs the depth of the home offering a dual aspect with double doors leading out to the rear garden. There is a separate dining room/family room and a further home office. The kitchen has been fitted with a range of modern units and hosts an array of surface areas and integrated appliances with ample space for a table & chairs and leads on to the rear garden. There is a separate utility room. To the first floor, the galleried landing leads to all four double bedrooms including the main bedroom which hosts fitted wardrobes and a three piece en-suite shower room, there is a useful airing cupboard providing additional storage and a modern fitted three piece family bathroom.

Outside the property are front and rear gardens which are well maintained, with the front offering a mature hedgerow providing a high degree of privacy, there is a generous block paved driveway allowing for parking for up to 6 vehicles which leads to the detached double garage and gated access to the rear garden. At the rear of the property you'll find the garden set in to three areas offering two separate patio seating areas, an expanse of lawn and an upper landscaped garden with ornamental pond and further seating area. There are mature borders to either side of the garden and timber panelled fencing which provide a high degree of privacy.





Entrance hall 3.44m x 3.09m (11'4" x 10'1")

WC 2.23m x 1.09m (7'4" x 3'7")

Office 3.67m x 2.04m (12'0" x 6'8")

Living room 6.92m x 3.66m (22'8" x 12'0")

Dining room 3.67m x 3.20m (12'0" x 10'6")

Kitchen breakfast room 5.56m x 3.86m (18'2" x 12'8")



Utility room 2.74m x 1.71m (9'0" x 5'7")

Landing 4.40m x 3.48m (14'5" x 11'5")

Bedroom one 3.90m x 3.81m (12'10" x 12'6")

Ensuite 2.41m x 1.75m (7'11" x 5'8")

Bedroom two 4.74m x 3.44m (15'7" x 11'4")

Bedroom three 3.75m x 3.45m (12'4" x 11'4")

Bedroom four 3.72m x 2.59m (12'2" x 8'6")

Bathroom 2.82m x 2.31m (9'4" x 7'7")

Double garage 5.14m x 5.08m (16'11" x 16'8")

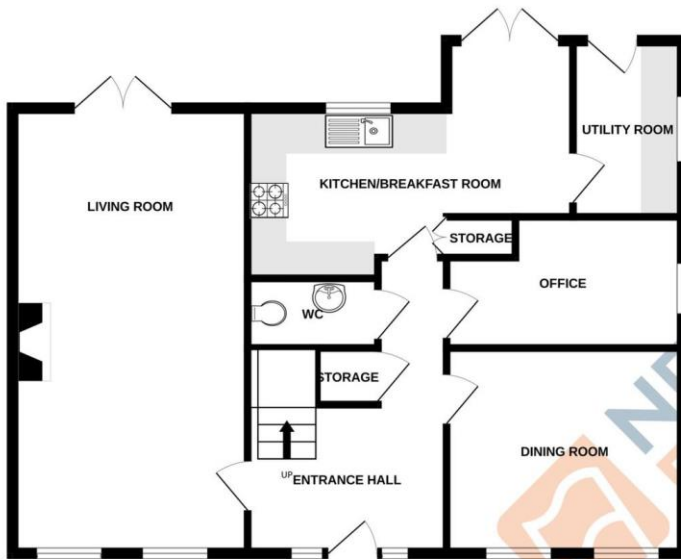
Agent Note

There is a service charge of £200 per annum.
Rutland Grange Management Co, grounds
maintenance





GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 1628 sq.ft. (151.3 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	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: G

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.