



23 Kelthorpe Close, Ketton, Stamford, PE9 3RS

 **NEWTON FALLOWELL**

4 2 3

Key Features

- Extended Detached Family Home
- Corner Cul-de-Sac Position
- Three Reception Rooms
- Large Kitchen Diner with Pantry & Utility
- Four DOUBLE Bedrooms (scope for Five)
- Main Bedroom with Dressing Room & Ensuite
- Mature South Facing Gardens
- Open Aspects to Rear Overlooking Farmland
- EPC Rating C
- Freehold

£695,000





GUIDE PRICE £725,000 – £750,000 Set in a corner of this highly regarded cul-de-sac within the Rutland village of Ketton, overlooking farmland to the rear and an open green to the front its this spacious detached family home. The home has been reconfigured and extended by the current owners to offer four reception areas, a generous kitchen with separate utility room, FOUR DOUBLE BEDROOMS (scope for five) two bathrooms, driveway, a single garage and stunning south facing gardens.

When approaching the property, you'll be greeted by lush greenery from within the cul-de-sac meeting the private driveway and garage. The frontage has been landscaped allowing for parking for 2-3 cars, there is an expanse of lawn and a beautiful wildflower border. On entering the home via the porch to allow for the removal of coats and shoes before leading in to the main hallway where you'll be greeted by a replacement Oak & Glass staircase and doors to the kitchen, playroom, office and the useful ground floor WC which has been fitted with a contemporary white suite. The home office is set to the front of the home offering ample space for one or two to work from home, the playroom has been converted from the former kitchen allowing for a separate area for children. From here leads to the utility room which has been fitted with a range of storage and leads out to the covered passage to the left side of the home. This space offers a practical entrance for muddy boots and pets, along with a practical space for storage. There is personnel access to the garage and doors to the garden. The kitchen runs the full depth of the home providing a generous room for cooking, dining and entertaining. There are a range of fitted units, a breakfast bar and a useful fitted pantry. There is access to the rear garden and a door leading to the living room which offers dual aspects and a centralised feature fireplace. To the first floor there are four double bedrooms, most with fitted storage and the main bedroom offering a separate fitted dressing room and an ensuite shower room. Completing the first floor is the family bathroom which has been fitted with a modern three piece suite.

To the rear of the property is a substantial family

garden filled with a wealth of shrubs, trees and planted flower beds popping with a range of colours and fragrances. Adjoining the rear of the home is an expanse of terrace with a timber pergola, the pathway runs to either side of the home and meets gated access to the front. The gardens offer a high degree of privacy, a southern aspect and backs onto farmland.

Porch 2.12m x 0.94m (7'0" x 3'1")

Entrance hall 4.94m x 1.88m (16'2" x 6'2")

WC 2.61m x 0.94m (8'7" x 3'1")

Office 4.91m x 2.59m (16'1" x 8'6")

Playroom 3.53m x 2.74m (11'7" x 9'0")

Utility room 2.61m x 2.34m (8'7" x 7'8")

Covered passage 6.24m x 2.80m (20'6" x 9'2")

Kitchen diner 7.77m x 3.87m (25'6" x 12'8")

Living room 5.50m x 5.41m (18'0" x 17'8")

Landing 5.95m x 2.48m (19'6" x 8'1")

Bedroom one 5.42m x 2.99m (17'10" x 9'10")

Dressing room 3.23m x 2.41m (10'7" x 7'11")

Ensuite 2.37m x 2.09m (7'10" x 6'11")

Bedroom two 5.29m x 3.63m (17'5" x 11'11")

Bedroom three 4.06m x 3.92m (13'4" x 12'11")

Bedroom four 5.53m x 2.41m (18'1" x 7'11")

Bathroom 3.01m x 1.81m (9'11" x 5'11")

Garage 5.01m x 2.40m (16'5" x 7'11")

GROUND FLOOR
1419 sq.ft. (131.8 sq.m.) approx.



1ST FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



TOTAL FLOOR AREA : 2434 sq.ft. (226.1 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.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: E

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.