



36 Luffenham Road, Ketton, Stamford, PE9 3RN

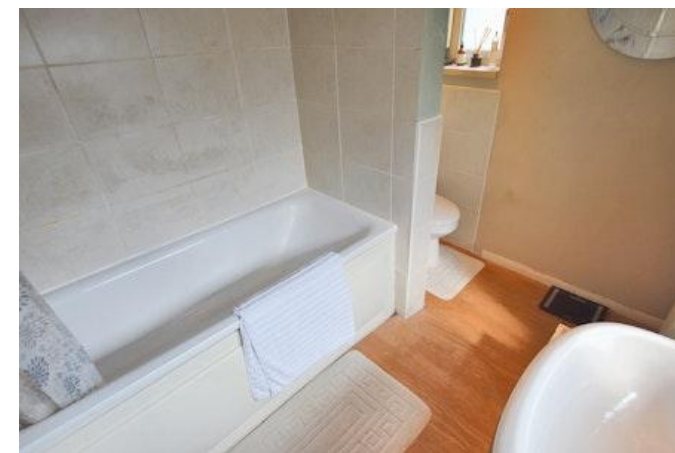
 **NEWTON FALLOWELL**

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Key Features

- Three bedroom mid terrace
- Popular village location
- Modern kitchen diner
- Three piece bathroom
- Two double bedrooms & a single bedroom
- Generous rear garden
- Driveway providing off road parking
- EPC Rating TBC
- Freehold

Guide Price £210,000 - £220,000





Three-bedroom mid terrace situated in a prime location of the popular village of Ketton. This property boasts a cosy living room, modern kitchen diner, three-piece bathroom, three well balanced bedrooms, enclosed rear garden and off-road parking.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor and access to the living room. The living room is flooded with natural light and ample space. Access from the living room leads into the large kitchen diner with an array of base and eye level units. A rear hallway creates access to the garden and the three-piece bathroom. To the first floor, the landing connects two well-proportioned double bedrooms and a further single bedroom.

Outside to the front a gravel driveway offers off road parking. To the side of the property a passageway underneath the flying freehold leads to the rear garden. The rear garden features a patio seating area and a generous lawn with mature borders.



Entrance hall 1.32m x 1.22m (4'4" x 4'0")

Living room 3.35m x 3.58m (11'0" x 11'8")

Kitchen Diner 4.19m x 2.98m (13'8" x 9'10")

Rear porch 1.11m x 1.05m (3'7" x 3'5")

Bathroom 1.91m x 2.51m (6'4" x 8'2")

Landing 0.84m x 2.28m (2'10" x 7'6")

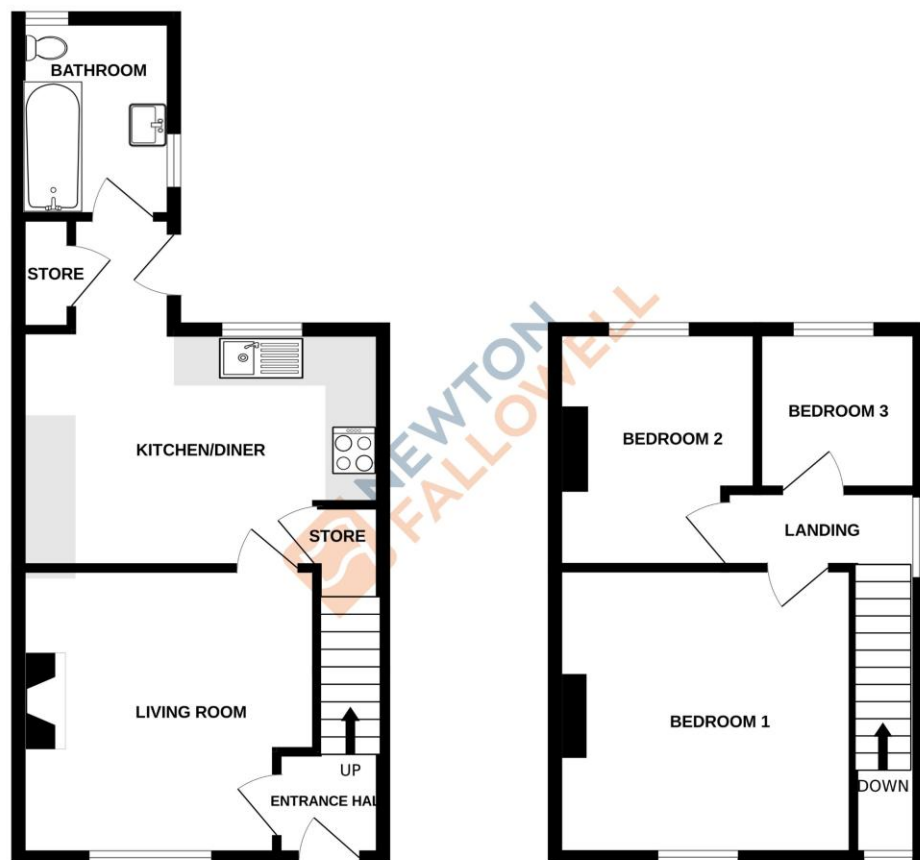
Bedroom one 3.44m x 3.43m (11'4" x 11'4")

Bedroom two 2.24m x 3.23m (7'4" x 10'7")

Bedroom three 2.3m x 2.02m (7'6" x 6'7")

GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.

1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.2 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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COUNCIL TAX INFORMATION:

Local Authority: Rutland County
Council Tax Band: B

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.