



Capendale Close, Ketton

 **NEWTON FALLOWELL**

 3  1  1

Key Features

- Three Bedroom Family Home
- Fully Modernised Throughout
- Seperate Downstairs Reception Rooms
- Large Rear Garden with Outbuilding
- Sought After Village Location
- Council Tax Band - B
- EPC Rating E
- Freehold

£239,950





Situated in the sought after village of Ketton is this surprisingly spacious three bedroom mid terrace home, offering great downstairs living accommodation, three generous bedrooms and a large rear garden.

On entering the home there is a large entrance hall offering access to the ground floor reception rooms and first floor. The door to the left leads into the cosy living room offering views over the front garden and a recently installed wood burner. Going through the property there is a separate dining room and kitchen, offering great worktop space. Situated at the rear of the property there is a utility room and back door leading outside.

The first floor offers two very large double bedrooms, with the main bedroom overlooking Ketton's roof tops and church. The third bedroom offers a great space for a single bedroom or home office. The first floor is completed with a modern three piece family bathroom.

To the front of the property is a secure front garden, mainly laid to lawn with an inset footpath leading to the front door. The rear garden is split into two sections, the first is a courtyard garden with an outbuilding, the second section leads to a large rear garden laid to lawn. There is communal parking to the front of the property, with the current vendors also parking at the rear of the property.





Entrance Hall 1.93m x 3.23m (6'4" x 10'7")

Kitchen 2.73m x 3.21m (9'0" x 10'6")

Dining Room 3.48m x 3.51m (11'5" x 11'6")

Lounge 4.28m x 3.66m (14'0" x 12'0")

Utility Room 2.39m x 1.77m (7'10" x 5'10")

Bedroom One 3.03m x 4.28m (9'11" x 14'0")

Bedroom Two 3.45m x 3.2m (11'4" x 10'6")

Bedroom Three 2.5m x 2.8m (8'2" x 9'2")

Bathroom 1.94m x 2.01m (6'5" x 6'7")

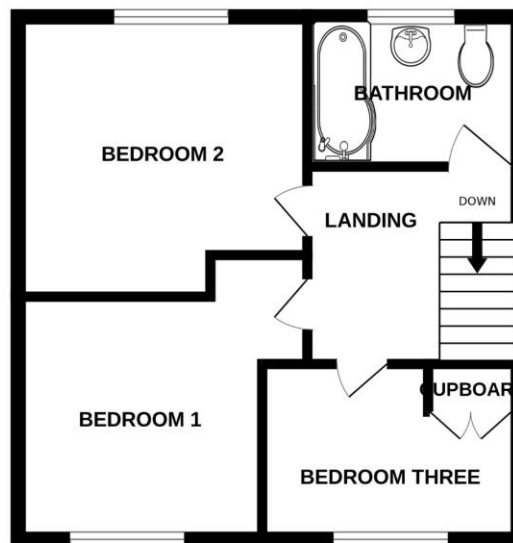






GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.

TOTAL FLOOR AREA : 983sq.ft. (91.3 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.
Made with Metropix 62025



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.

Score	Energy rating	Current	Poten
92+	A		
81-91	B		86
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
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.