



Wytchley Road, Ketton

 **NEWTON FALLOWELL**

 4  2  2

Key Features

- Fully Modernised Four Bedroom Family Home
- Stunning Field Views to the Rear
- Ample Off Road Parking and Single Garage
- Large Open Plan Kitchen Dining
- Highly Sought After Village Location
- Main Bedroom with Juliet Balcony, Dressing Room and Ensuite
- Council Tax Band - C
- EPC Rating - C
- Freehold

£499,950





Newton Fallowell are delighted to offer this large four bedroom family home located in the highly sought after village of ketton just three miles from stafmord. This home is tucked away in a private cul de sac and overlooks stunning farmers fields!

A welcoming entrance hall provides access to the main living areas. To the left, the dual-aspect sitting room features an attractive oak and sandstone open fireplace, creating a warm and inviting space. To the right, a cloakroom with WC and washbasin sits beside internal access to the garage/workshop, complete with an electric up-and-over door.

Across the rear, the impressive open-plan kitchen and dining area enjoys stunning views over open farmland. The kitchen features an extensive range of painted cabinetry with Quartz worktops, double eye-level ovens, a large induction hob with extractor, and a water softener, with space for a dishwasher and American-style fridge freezer. A cleverly designed pantry makes excellent use of the under-stairs area, while bi-fold doors from the dining space open directly onto the terrace and garden. A separate utility room provides further storage and space for white goods.

The first floor offers four great bedrooms with the air-conditioned main bedroom boasts French doors with a Juliet balcony, a generous walk-in dressing room, and a modern en-suite shower room. The first floor is completed with a modern three piece family bathroom.

Externally, the property offers a lawned front garden and gravel driveway providing off-road parking. The rear garden is designed for easy maintenance, featuring a generous lawn, raised beds, and a sandstone-paved terrace—perfect for relaxing or entertaining. The uninterrupted views across rolling farmland complete this wonderful family home.





Kitchen Dining 8.27m x 3.85m (27'1" x 12'7")

Lounge 5.07m x 3.63m (16'7" x 11'11")

Bedroom One 4.56m x 3.73m (15'0" x 12'2")

En-Suite 2.14m x 2.72m (7'0" x 8'11")

Dressing Room 2.44m x 2.72m (8'0" x 8'11")



Bedroom Two 5.34m x 2.45m (17'6" x 8'0")

Bedroom Three 2.75m x 3.69m (9'0" x 12'1")

Bedroom Four 2.59m x 2.65m (8'6" x 8'8")

Bathroom 1.71m x 2.67m (5'7" x 8'10")

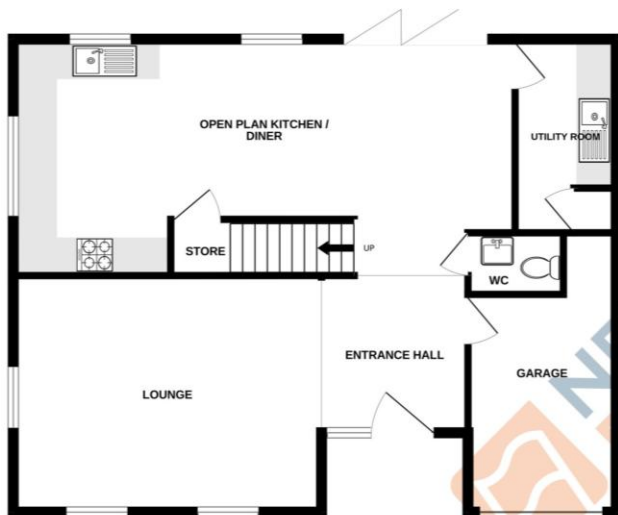


Garage 3.58m x 2.38m (11'8" x 7'10")





GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA : 1563 sq.ft. (145.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.