



SPINNEY ROAD
KETTON, RUTLAND

JAMES
SELICKS



“... WELL-PRESENTED, TWO BEDROOM BUNGALOW ...”

A well-presented, two-bedroom bungalow sitting on a generous plot, featuring a private rear garden and ample off-road parking, ideally located in the sought-after village of Ketton.

Spacious Entrance Hall • Breakfast Kitchen, Utility Room • Living/Dining Room
• Two Double Bedrooms • One Bathroom • Ample Off-Road Parking •
Landscaped Rear Garden • Sought-After Village Location • EER - D •

Accommodation

Enter the property through a spacious hallway, complete with built-in storage and access to the primary living spaces. Toward the rear, the breakfast kitchen offers a generous selection of fitted shaker-style cabinetry, a variety of integrated appliances, and a large window overlooking the garden. From here, a door opens into a utility room, which provides additional storage, space for white goods, and direct access to a large, covered patio and the garden beyond.

Adjacent to the kitchen is the well-proportioned, L-shaped living and dining room. This bright and inviting space features two windows that fill the room with natural light, as well as a feature fireplace with a gas-fired log burner inset.

At the opposite end of the property, you'll find two double bedrooms. The primary bedroom includes fitted wardrobes, offering plenty of storage. The accommodation is completed by a well-appointed bathroom, equipped with a shower bath, wash hand basin, low-flush lavatory, and a heated towel rail.

Outside

Externally, the property boasts a spacious frontage, primarily hard-landscaped to provide ample off-road parking, and enclosed by fencing, walls, and well-stocked borders. A pathway along the right side of the property leads through a hand gate to the recently redesigned, fully enclosed rear garden. Just outside the back door is a large, covered patio, with steps leading up to an additional Indian sandstone terrace and a lawn. Raised borders filled with soft plantings and a brand-new shed for outdoor storage complete this lovely outdoor space.



Location

Ketton is a charming village lying just to the west of Stamford and to the south-east of Oakham. It has many amenities including a local shop/post office, schools, public house, the Ketton Club, and various sporting facilities. All other facilities are available in Stamford, approximately 3 miles away including a good range of shops, medical facilities, library etc. For commuters it is well positioned giving easy access to several centres including Peterborough, accessed via the A1 Great North Road where there is a mainline station with good train services to London. It is also within easy driving distance of Kettering, Corby, and Leicester.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating. Rutland County Council – Tax Band C

Tenure

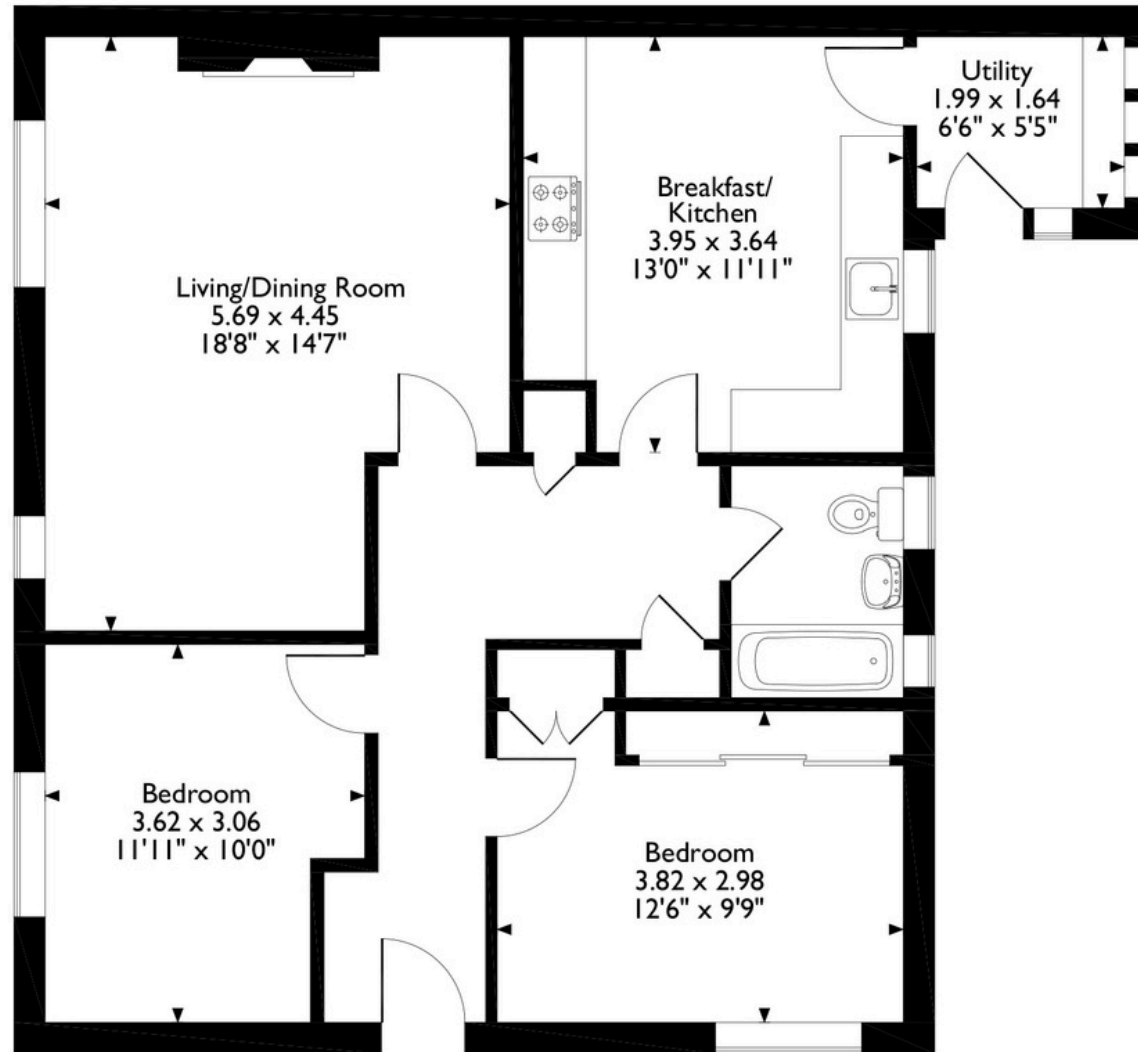
Freehold



6 Spinney Road, Oakham, Rutland PE9 3SQ

House Total Approx. Gross Internal Floor Area = **872 ft² / 81 m²**

Measurements are approximate, not to scale, for illustrative purposes only.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Important Notice

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

*Under the provisions of the Estate Agent's Act 1979 we are required to disclose a personal interest in the sale of this property.

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