



**Park Road
Ketton PE9 3SL**

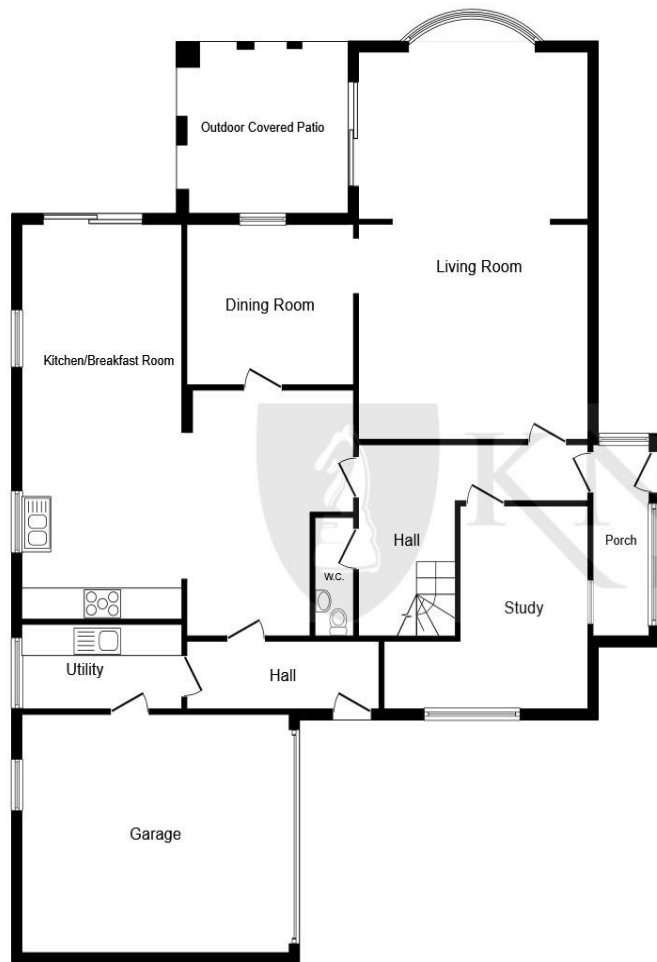


KNIGHT
PARTNERSHIP

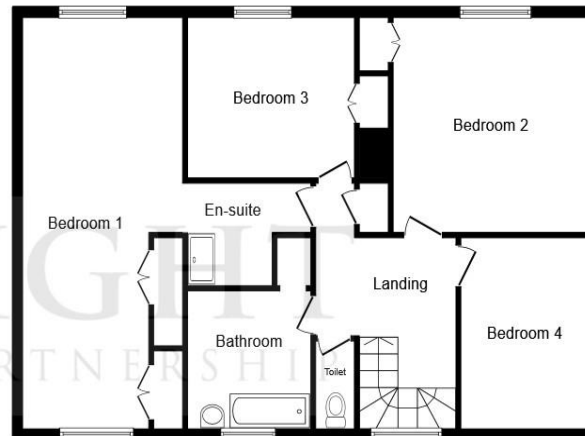
Welcome to **Park Road**

This four-bedroom detached family home offers spacious accommodation including a large kitchen dining room and generous lounge dining room, with lovely field views and an outdoor covered entertaining area. The village offers amenities including a pub, primary school & village shop.





Ground Floor



First Floor

Entrance Porch

Cloakroom

Lounge

24' 6" x 14' 4" (7.47m x 4.37m)

Dining Area

10' 1" x 11' 4" (3.07m x 3.45m)

Kitchen Breakfast Room

23' 10" extending to 19' 10" x 10' 10" (7.26m extending to 6.05m x 3.30m)

Utility Room

10' 10" x 5' 4" (3.30m x 1.63m)

Study

12' 3" x 8' 5" (3.73m x 2.57m)

Bedroom One

23' 11" x 10' 10" (7.29m x 3.30m)

Bedroom Two

13' 9" x 13' 5" (4.19m x 4.09m)

Bedroom Three

11' 2" x 10' 1" (3.40m x 3.07m)

Bedroom Four

8' 6" x 11' 6" (2.59m x 3.51m)

Bathroom

WC

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Park Road

- Large Detached Family Home
- Generous Garden & Field Views
- Popular Village with Amenities
- Four Bedrooms
- Large Kitchen Dining Room
- Ample Driveway Space & Garage

Tenure: Freehold EPC Rating: D

£600,000

A generously proportioned family home thoughtfully configured to offer open plan living space comprising: Entrance Porch with door into the kitchen breakfast room with integrated double oven and hob and space for fridge freezer and dishwasher and patio doors opening onto the garden. From the kitchen is a door through to the dining room with opening through to the dual aspect lounge enjoying views across the garden and with wood burner fitted and patio doors opening onto a covered terrace. A cloakroom, study and rear porch are also accessible from the central hallway running the width of the property. From the entrance porch is also access through to the integrated double garage and a utility room with space for a washing machine and tumble dryer.

Upstairs there are four generous bedrooms, with the principal bedroom having a shower cubicle (in an alcove) open to the bedroom and built-in wardrobes. Bedrooms two and three also have built-in wardrobes. Additionally, there is a bathroom and a separate WC.

Outside the driveway offers ample parking space and leads to a double garage. The garden to the rear is Westerly facing overlooking fields and is of a good size, mainly laid to lawn with a patio and covered terrace area ideal for entertaining.



Please note the marker reflects the postcode not the actual property

 **01780 765060**

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 **knightpartnership.com**

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Property Ref:
SMD104739 - 0003



KNIGHT
PARTNERSHIP