



**Park Road  
Ketton PE9 3SL**



**KNIGHT**  
PARTNERSHIP



## *Welcome to* **Park Road**

Extended and thoughtfully configured to offer flexible accommodation, this spacious property is arranged to meet modern family needs and benefits from local amenities including Primary School, village shop and pub and easy access to Stamford, Oakham and Peterborough for commuting.





**Ground Floor**



**First Floor**

## Entrance Hall

## Utility/Boot Room

10' 1" x 6' ( 3.07m x 1.83m )

## Lounge Dining Room

27' 3" x 13' 7" max ( 8.31m x 4.14m max )

## Kitchen

11' 3" x 19' 6" ( 3.43m x 5.94m )

## Dining Area

12' 5" x 9' 7" ( 3.78m x 2.92m )

## Home Office

13' 2" x 9' 7" ( 4.01m x 2.92m )

## Conservatory

13' 3" x 11' ( 4.04m x 3.35m )

## Stairs & Landing

## Principal Bedroom

17' 9" x 9' 7" ( 5.41m x 2.92m )

## Ensuite

9' 6" x 5' 11" ( 2.90m x 1.80m )

## Bedroom Two

13' 6" x 8' 11" To front of wardrobes ( 4.11m x 2.72m To front of wardrobes )

## Ensuite Shower Room

4' 3" x 9' ( 1.30m x 2.74m )

## Bedroom Three

10' 2" x 11' 2" ( 3.10m x 3.40m )

## Bedroom Four

8' 7" x 11' 4" ( 2.62m x 3.45m )

## Bedroom Five

8' 2" x 7' 10" ( 2.49m x 2.39m )

## Bathroom

7' 8" x 5' 11" ( 2.34m x 1.80m )

## Outside

## Gravelled Forecourt

## Wrap Around Gardens

## Covered Entertaining Area

14' 6" x 15' 2" ( 4.42m x 4.62m )

## Garden Store & Garden Shed

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](http://www.focalagent.com)

*Welcome to*

## Park Road

- Detached Spacious Family Home
- Flexible/Adaptable Accommodation
- Principal Bedroom & Ensuite
- Four Double Bedrooms
- Open Plan Kitchen Dining Room
- Outdoor Entertaining Area with Power & Light
- Forecourt Offering Ample Parking
- Sought After Village Location

Tenure: Freehold

EPC Rating: C

Council Tax Band: E

guide price

**£700,000**



Please note the marker reflects the postcode not the actual property

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