

Park Road Ketton PE9 3SL



Welcome to

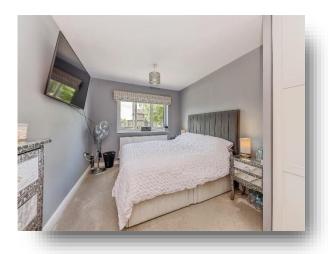
Park Road

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.

















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

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 9² 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

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

Much improved by the current owners this substantial detached family home in the sought after village of Ketton offers accommodation comprising; Entrance Hall with utility/boot room configured to allow two washing machines and tumble drier with ample additional storage. Also, from the hall is he door through to the lounge dining room fitted with wood burning stove and a further door leading to the kitchen. The kitchen has been recently refitted to offer a kitchen island with break fast bar, integrated wine cooler, range cooker, fridge freezer and dishwasher. The kitchen opens through to a dining area with bifold doors onto the patio. From the dining area is a WC and additional reception room currently used as a home office from which are double doors opening into the conservatory with further doors onto the garden beyond.

Upstairs the galleried landing leads to the Principal Bedroom with built in wardrobes and ensuite wet room, the second bedroom also benefits from built in wardrobes and an ensuite shower room, there are three further bedrooms and refitted family bathroom arranged with a white three-piece suite including a shower over the bath.

Outside the property is approached across a gated gravelled forecourt offering ample parking and access around the property. To the rear the garden has been landscaped to offer a secluded and spacious patio with outdoor covered entertaining space with power and light and there are steps to a further patio and lawned area.





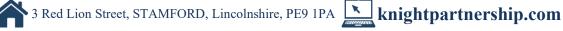




Please note the marker reflects the postcode not the actual property









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Property Ref: SMD101198 - 0002

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