

**Kelthorpe Close Ketton PE9 3RS** 



# Welcome to

## **Kelthorpe Close Ketton Stamford**

A generous family home positioned in a quiet cul-de-sac location with generous gardens and convenient to local village amenities including pub, primary school and Post Office/General Store, offering easy access to Stamford and A1/A47 for easy 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**

Lounge

25' 11" x 12' 7" ( 7.90m x 3.84m )

**Dining Room** 

15' 1" x 8' 11" ( 4.60m x 2.72m )

Kitchen

12' 3" x 11' 8" ( 3.73m x 3.56m )

Study

16' 2" x 7' 11" ( 4.93m x 2.41m )

**Utility Room** 

8' 9" x 5' 9" ( 2.67m x 1.75m )

Cloakroom

**Bedroom One** 

18' x 25' (5.49m x 7.62m)

**En Suite** 

**Bedroom Two** 

12' x 9' 10" ( 3.66m x 3.00m )

**En Suite** 

8' 10" x 7' 11" ( 2.69m x 2.41m )

**Bedroom Thee** 

12' 10" x 13' 2" ( 3.91m x 4.01m )

**Bedroom Four** 

11' 9" x 9' (3.58m x 2.74m)

**Bathroom** 

Garage

18' x 15' (5.49m x 4.57m)

#### Welcome to

### **Kelthorpe Close**

### **Ketton Stamford**

- Spacious Detached Family Home
- Generous Plot Size
- Kitchen Dining Room & Two Further Reception Rooms
- **Dual Aspect Lounge**
- Two Bedrooms with Ensuite Bathrooms
- Double Garage & Driveway
- Sought After Village Location

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£625,000

An extended and substantial family home in an established area offering further potential with accommodation comprising; Entrance Hall with door through to the dual aspect lounge with open fireplace and patio doors opening onto the garden. Also, from the hall across the rear of the property is the kitchen dining room with integrated appliances including a fridge freezer and dishwasher there is access through to the utility room with space for both a washing machine and tumble dryer and from here is both a cloakroom and access to the rear garden and from the dining area are French doors also opening onto the garden. From the entrance hall there is also a door to the home office with feature fireplace.

Upstairs the property is configured to offer a dual aspect principal bedroom with ensuite shower room, a further bedroom also benefits from an ensuite bathroom and there are two further double bedrooms, the smallest of which benefits from built in wardrobe, and a family bathroom.

Outside the house is approached across a block paved driveway leading to the double garage and to the side is gated access to the rear garden. There are established gardens to front and rear with various seating areas, shrubs and hedges.

The property holds further potential to be extended and should be viewed to appreciate all that is on offer.









Please note the marker reflects the postcode not the actual property









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**Property Ref:** SMD105118 - 0003