



**Kelthorpe Close
Ketton PE9 3RS**

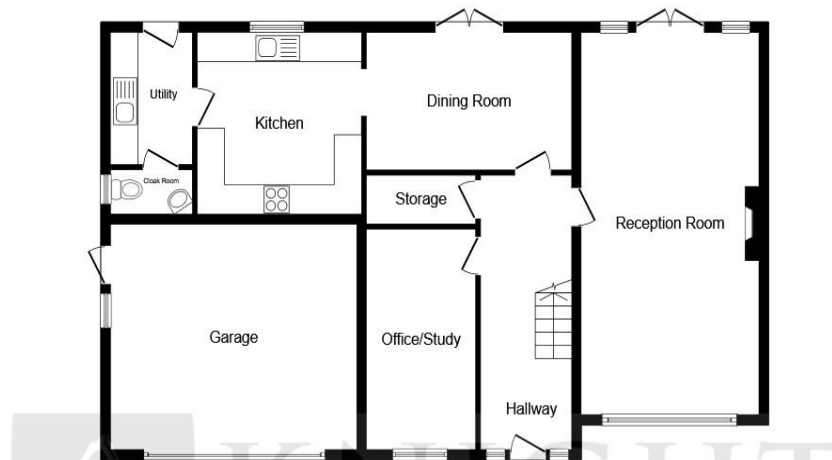


KNIGHT
PARTNERSHIP

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.





Ground Floor



First Floor

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 Three

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)

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

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



Please note the marker reflects the
postcode not the actual property

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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.

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