



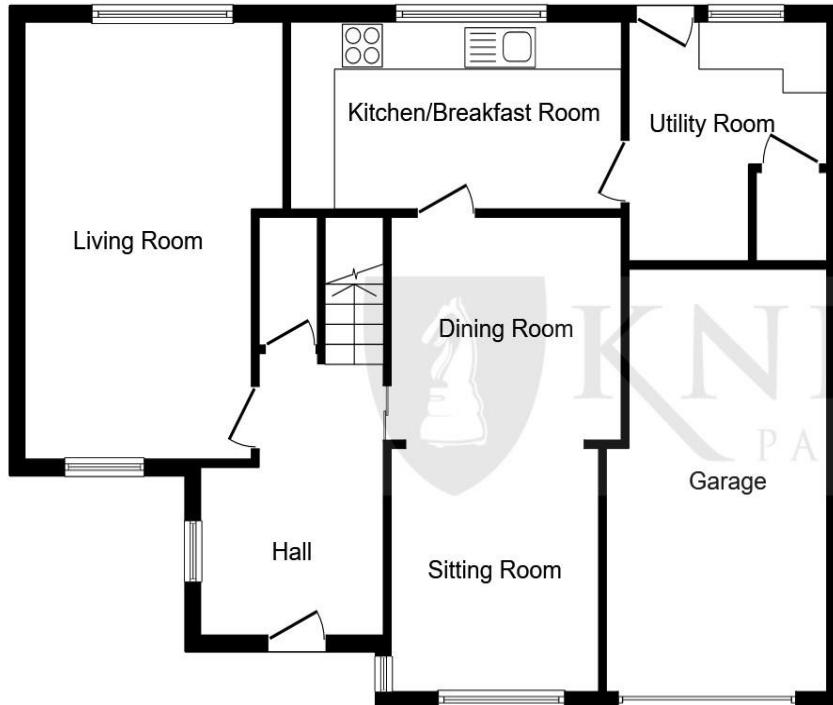
Spencers Road  
Ketton PE9 3SE



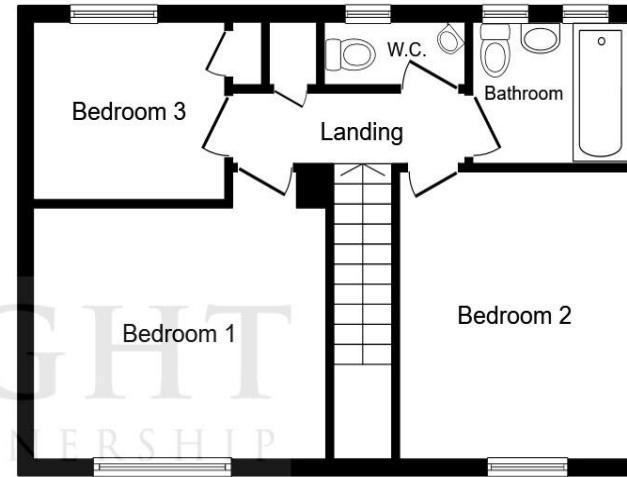
**Welcome to  
Spencers Road**

This detached family home is situated in a popular village located just outside Stamford offering many amenities including a well-thought of primary school, a village shop, pub and gym whilst being only a short drive to Rutland Water.





**Ground Floor**



**First Floor**

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)

**Entrance Hall**

10' 7" x 8' 7" ( 3.23m x 2.62m )

**Living Room**

17' 3" x 10' ( 5.26m x 3.05m )

**Sitting Room Area**

9' 2" x 9' 3" ( 2.79m x 2.82m )

**Dining Room Area**

9' 4" x 10' 1" ( 2.84m x 3.07m )

**Kitchen**

7' 10" x 15' 1" ( 2.39m x 4.60m )

**Utility Room**

8' 8" x 9' 11" ( 2.64m x 3.02m )

**Bedroom One**

12' 11" x 9' 10" ( 3.94m x 3.00m )

**Bedroom Two**

10' 3" x 11' 8" ( 3.12m x 3.56m )

**Bedroom Three**

8' 7" x 7' 2" ( 2.62m x 2.18m )

**Bathroom**

7' 2" x 5' 5" ( 2.18m x 1.65m )

**Separate WC**

5' 11" x 2' 4" ( 1.80m x 0.71m )

Welcome to

## Spencers Road

- Spacious Three-Bedroom Detached Home
- Popular Village Location
- Good Schooling & Amenities
- Scope to Improve & Extend (STP)
- Two Reception Rooms
- Driveway & Single Garage

Tenure: Freehold EPC Rating: E

Council Tax Band: D

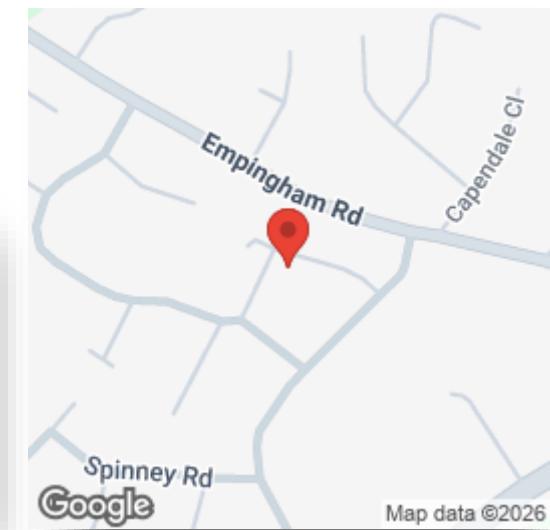
offers over

**£375,000**

Whilst benefitting from generous living space, the property offers further scope to extend & improve (stp) and the accommodation briefly comprises:- Spacious entrance hall with under-stairs cupboard and leading through to the living room. Off to the other side of the hall is a sitting room and dining area with a door through to the kitchen which has space for appliances and leads to the utility room with a door out to the garden.

Upstairs there are three spacious bedrooms, a family bathroom and separate WC.

Outside to the front there is a driveway for off road parking and leading to the single garage, and a gate through to the rear garden. The garden is mainly laid to lawn with patio seating areas, and a garden shed for additional storage.



Please note the marker reflects the postcode not the actual property

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