



Spinney Road, Ketton

Offers in excess of **£400,000**

Spinney Road

Ketton, Stamford

Delightful detached home in Ketton village, near Stamford. Stylish, spacious home with a south-facing garden. Views over Ketton and beyond from dual-aspect bedrooms. Garage, driveway. Ideal for families seeking modern village living. Amenities and great schools nearby.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Spacious corner plot with driveway parking
- Potential to extend
- Large kitchen diner
- Two double bedrooms and spacious single third bedroom
- Downstairs WC
- Modern decor throughout
- Located in sought after area of Ketton
- Large south facing secure garden with patio area





Entrance Hall

5' 1" x 4' 6" (1.56m x 1.36m)

The porch is made of brick and UPVC and has a secure front door made of UPVC. It also has a pitched roof made of tiles and windows that are obscured for privacy. The porch is bright and spacious, and it has ample storage space for coats and shoes. There is an internal door made of wood and glass that leads to the hallway.

Hallway

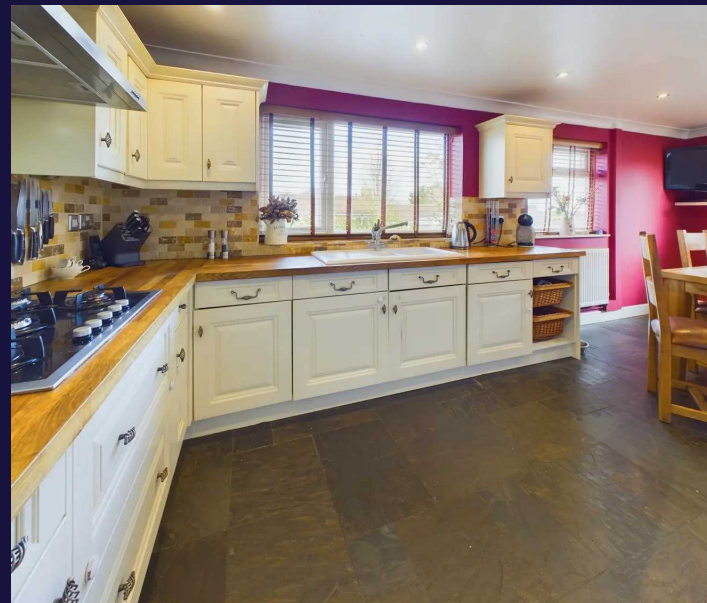
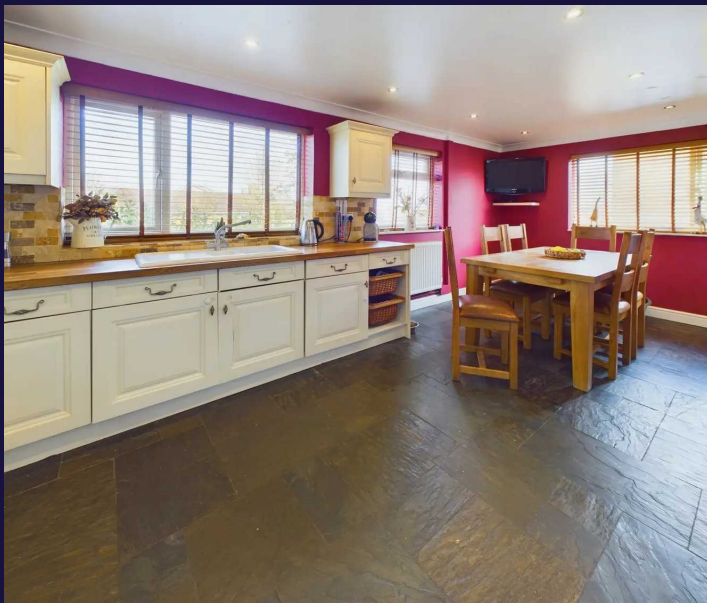
16' 7" x 4' 0" (5.05m x 1.21m)

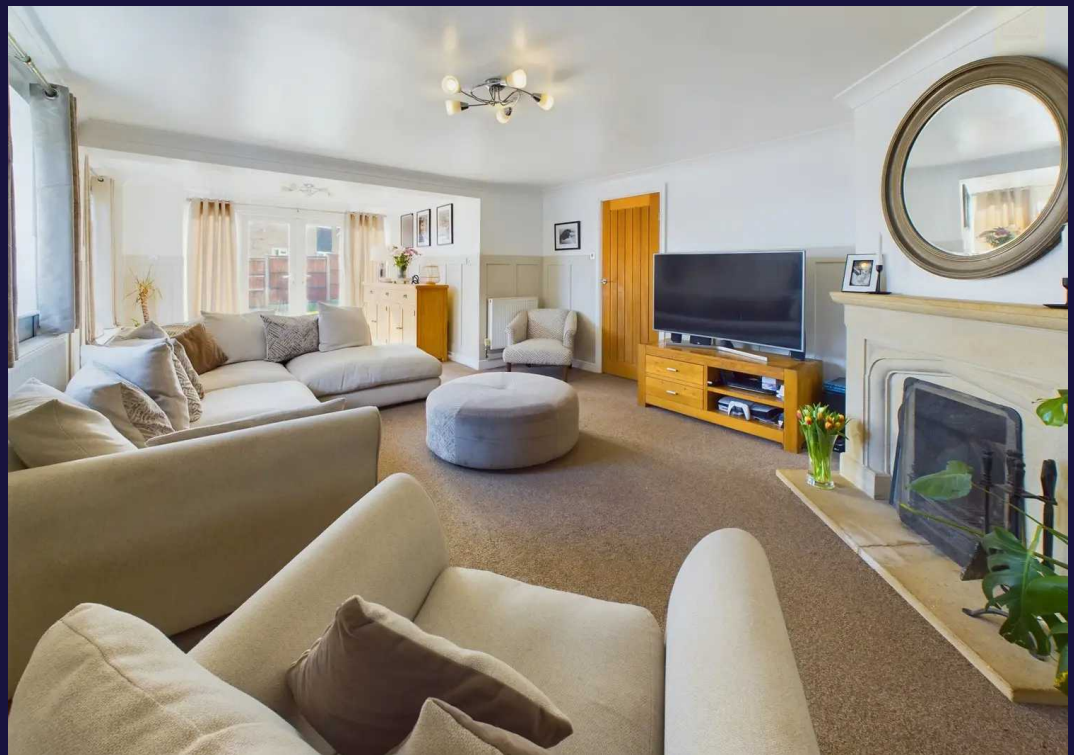
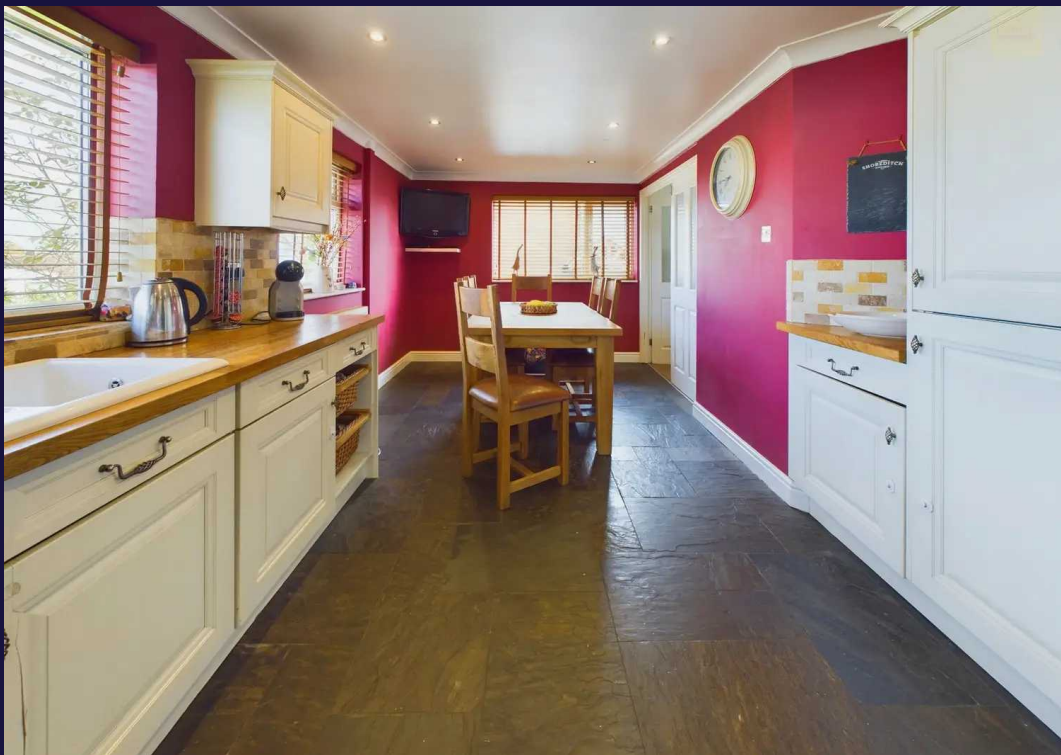
The hallway is a bright and welcoming space featuring engineered oak flooring and doors, bespoke panelling decorated in a light sage, and whitewashed walls. There is a spacious under-stairs cupboard, along with a purpose-built store cupboard for items such as ironing boards or hoovers, which the current owners use as a large wine store. From the hallway, you can access the kitchen and dining area, family living room, and rear hallway, as well as stairs to the first floor.

Kitchen Diner

20' 4" x 9' 1" (6.20m x 2.76m)

After turning left off the hallway, you'll step into a spacious and welcoming kitchen diner. The room is filled with natural light, and the design is warm and country-style. It is fully equipped with modern appliances such as two built-in ovens, a 5-ring gas hob, and an integrated fridge freezer, washing machine, and dishwasher. The light wooden units with solid oak worktops, white porcelain sink, and stone brick-effect tiles on the splashbacks add to the country-style design. The internal glass and wooden doors provide easy access to the large family living room, making this space perfect for entertaining.





Living Room

26' 4" x 14' 1" (8.04m x 4.28m)

The living room is easily accessible from both the hallway and the kitchen. It's a bright and inviting space with two windows and double patio doors that lead to the secure garden, providing ample natural light. The room is spacious, with bespoke paneling on the walls and neutral decor and carpets. A stone fireplace with an open fire is present, which is perfect for colder days. There are adjoining doors to the kitchen, which further open up the space, making the ground floor of this property an ideal place for entertaining.

Rear Hallway

5' 8" x 4' 9" (1.73m x 1.45m)

An oak door separates this space from the main hallway. Off of this space are a WC and a door into the garage. The engineered oak flooring continues from the main hallway, and the walls are whitewashed.

Cloakroom WC

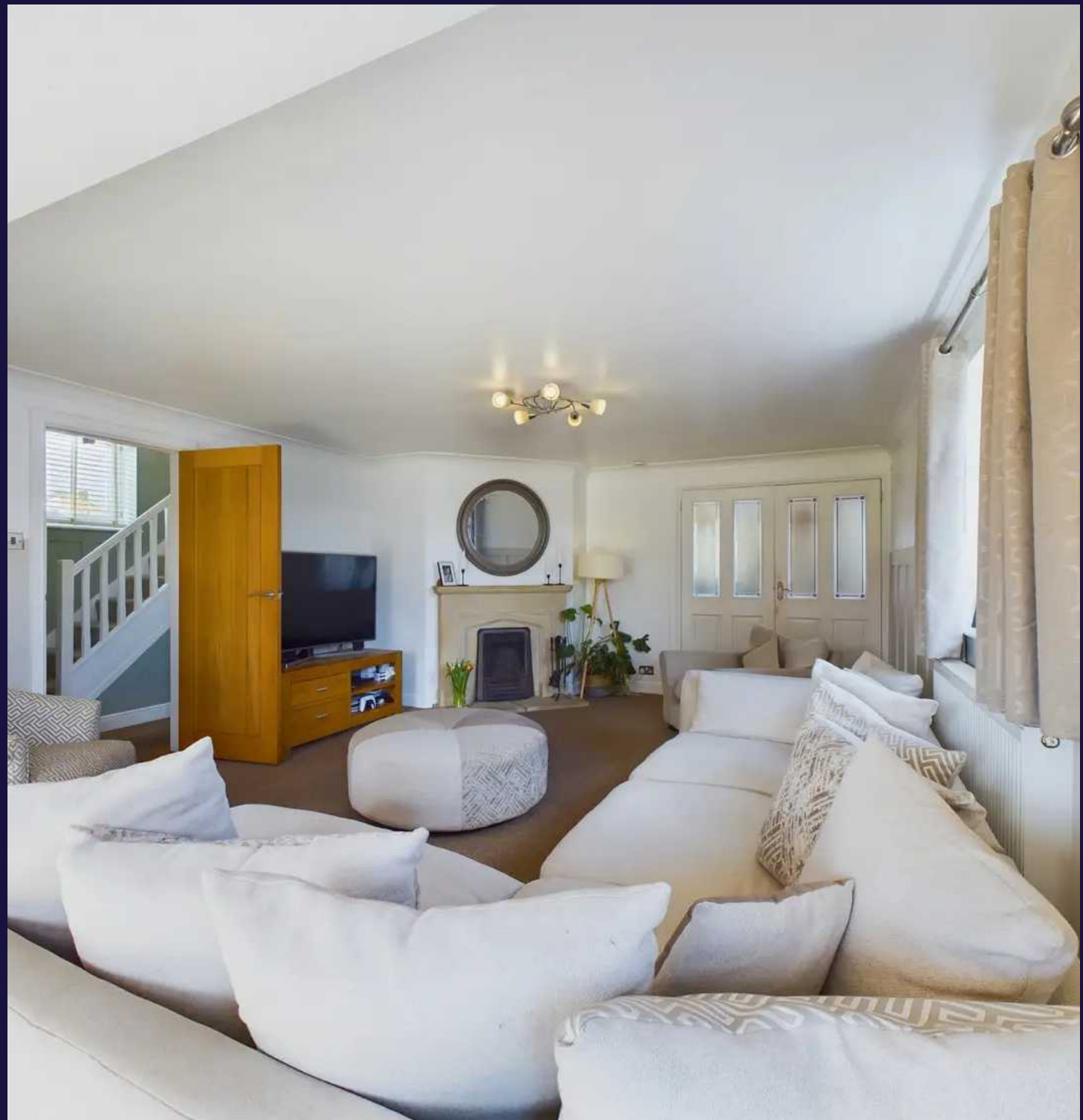
5' 0" x 3' 2" (1.52m x 0.97m)

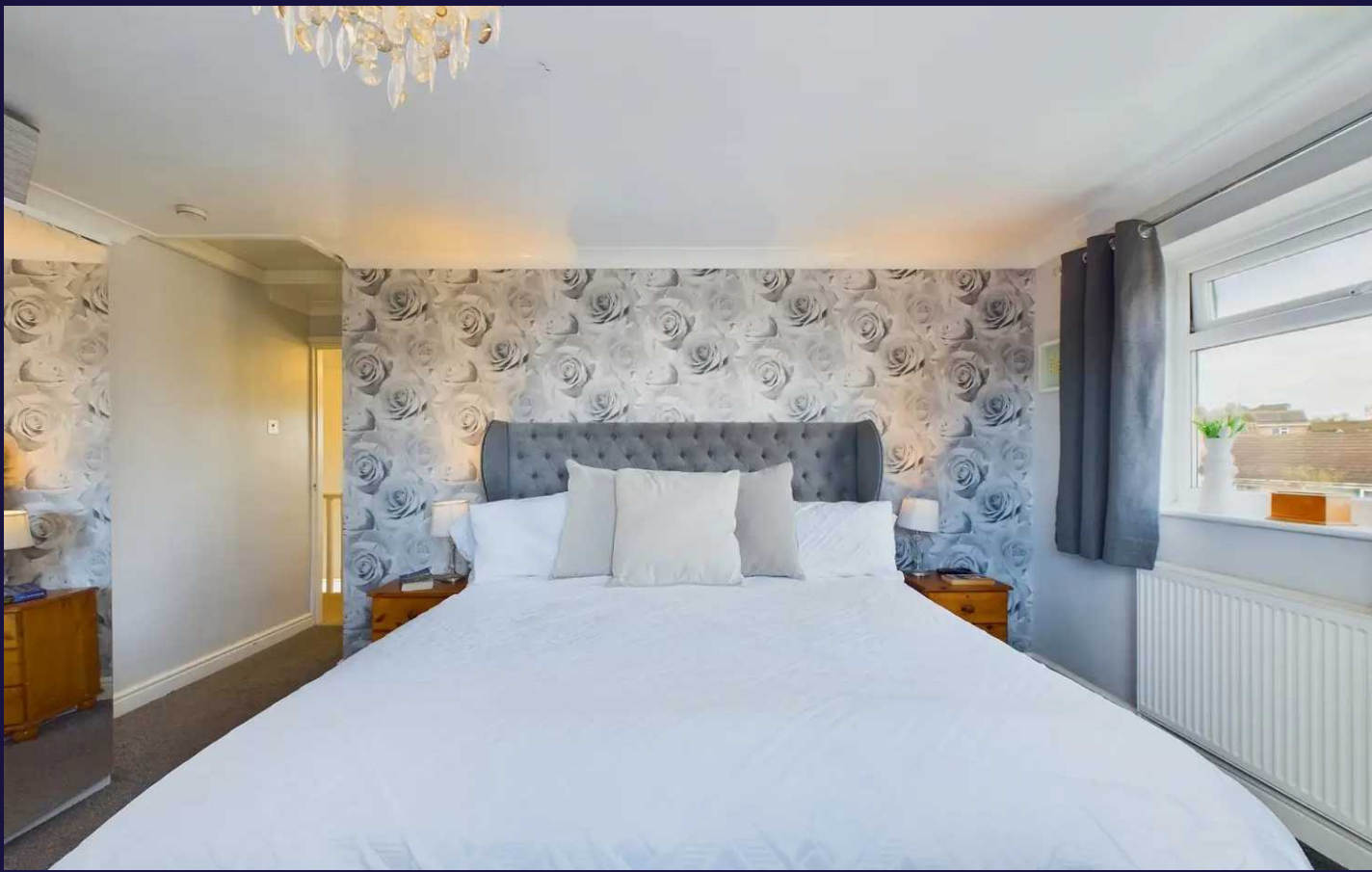
This convenient downstairs cloakroom boasts a WC and a small hand basin. The walls are painted white, and the floor is tiled in light marble.

Landing

10' 6" x 5' 10" (3.21m x 1.77m)

As you land on the first floor, you will notice the beautiful custom-made wooden panelling on the stairs that has been painted in a light sage colour to match the hallway on the ground floor. The carpets in this area are neutral in colour, and the doors leading to the three bedrooms and family bathroom are made of oak. The landing area is also equipped with a useful storage cupboard. The presence of an opening window allows ample natural light to flow in, making this space bright and airy.





Principal Bedroom

14' 11" x 11' 2" (4.54m x 3.40m)

The master bedroom boasts dual-aspect windows which allow an abundance of natural light to pour in, providing views of Ketton and the surrounding area. The room is exceedingly spacious and has ample room to accommodate a super king-size bed, wardrobes and more. A feature wall adorned with grey roses gives the room personality, while the other walls are painted in a light grey colour, and the carpets are a dark shade of grey.

Bedroom 2

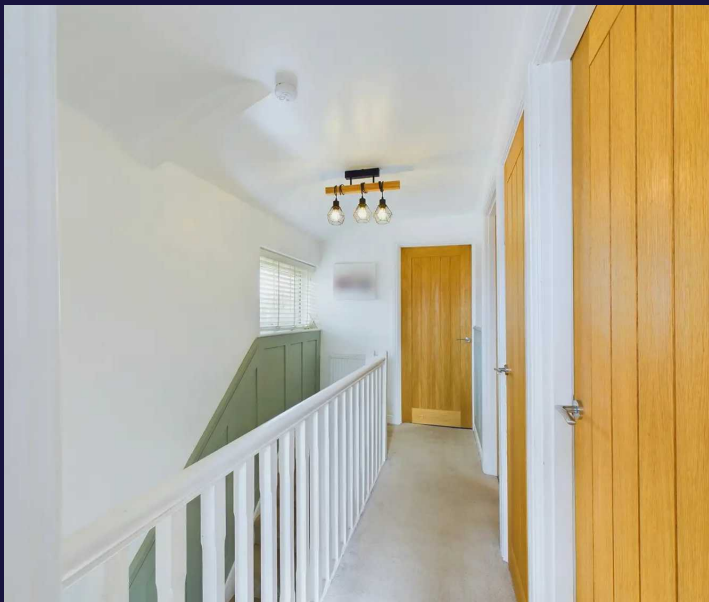
10' 8" x 11' 7" (3.25m x 3.54m)

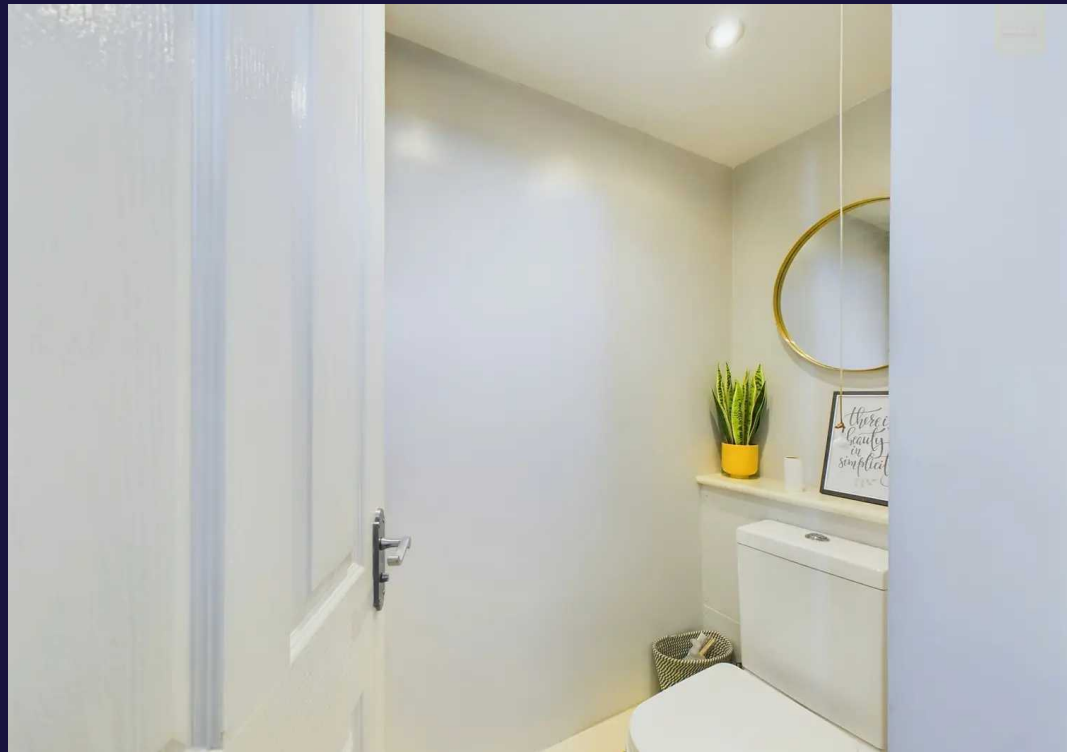
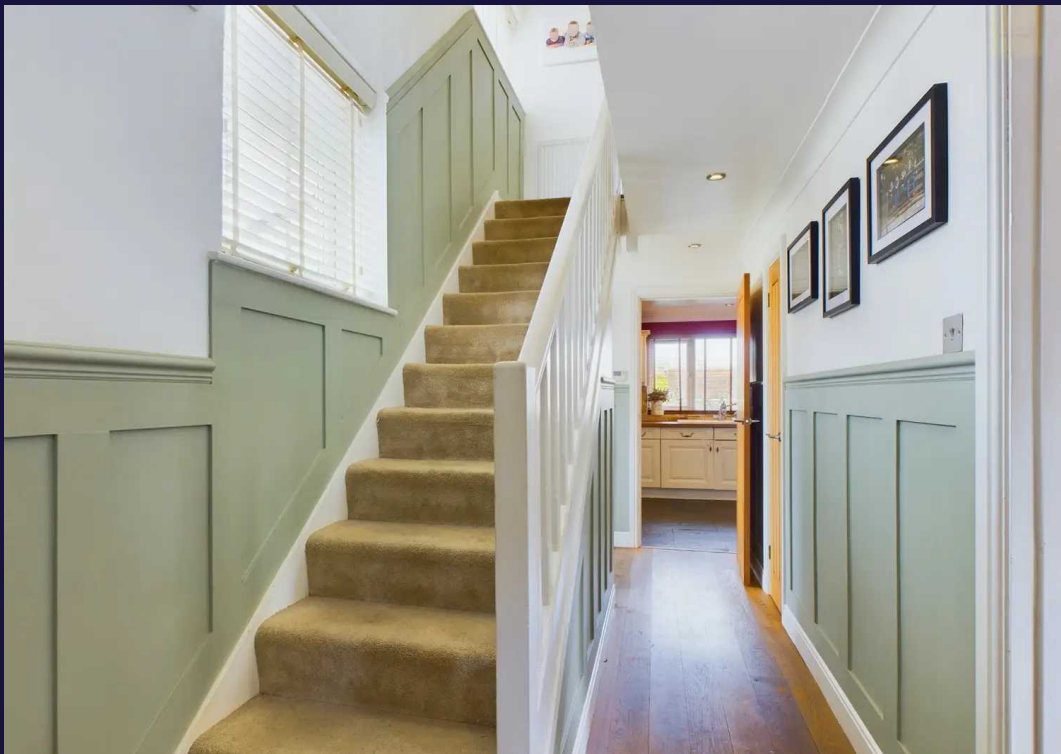
The bedroom features dual-aspect windows that offer views of the property's south-facing garden and surroundings. The walls are painted in a light grey colour, while the carpet has a darker, natural shade that makes it ideal for family use. The room, currently arranged as a twin bedroom, is spacious enough to fit a double bed, wardrobe and more. The ample natural light coming from the windows creates a bright and welcoming atmosphere.

Bedroom 3

9' 0" x 9' 0" (2.75m x 2.75m)

This room is full of personality and overlooks the front of the property. The spacious single bedroom is decorated with a modern blend of yellow, black, grey, and white walls, while angled lines create a bold design statement. The room feels inviting and fun, with a dark grey carpet and a large built-in storage cupboard.



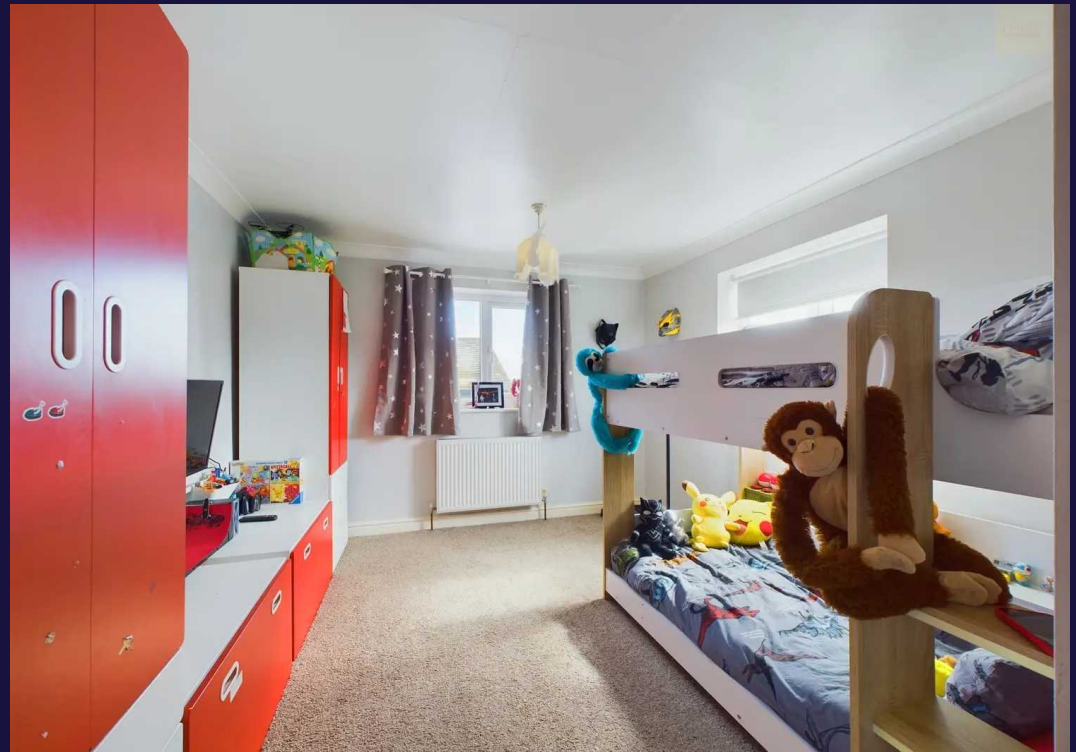


Bathroom

5' 6" x 8' 6" (1.68m x 2.59m)

This family bathroom is well-equipped with a three-piece suite that includes an P-shaped bath and an overhead shower, complete with a glass screen. The hand basin and toilet are housed within a built-in vanity, which also has a storage cupboard. The window is obscured to ensure privacy, while the walls are tiled with marble-style tiles and the floors are covered with large grey tiles, making them easy to clean. The shower has a rainfall-style head, and the taps are waterfall-style, giving the bathroom a sleek and modern look.







REAR GARDEN

3' 3" x 3' 3" (1m x 1m)

The exact size of the garden is unknown, however, it is a large, spacious area that has been divided into zones for relaxation and play. It features a large patio area that includes an outdoor kitchen, and a separate lawned area that is perfect for outdoor activities. The garden is south-facing, which means it receives an abundance of sunlight throughout the day. The property's location provides a certain level of privacy from neighbouring homes, and it also has views of Ketton and beyond.

FRONT GARDEN

3' 3" x 3' 3" (1m x 1m)

The front garden is lawned with planted shrubbery designed to provide privacy as it grows and continues to screen the home. The front garden is low maintenance and can be accessed from the block paved driveway at the side of the house.

GARAGE

Single Garage

Currently used for storage the garage is a standard size capable of housing a small vehicle.

DRIVEWAY

3 Parking Spaces

The property is surrounded by a low wall and a fence with a gate leading to the rear garden. The driveway is block-paved with parking for 2-3 vehicles.





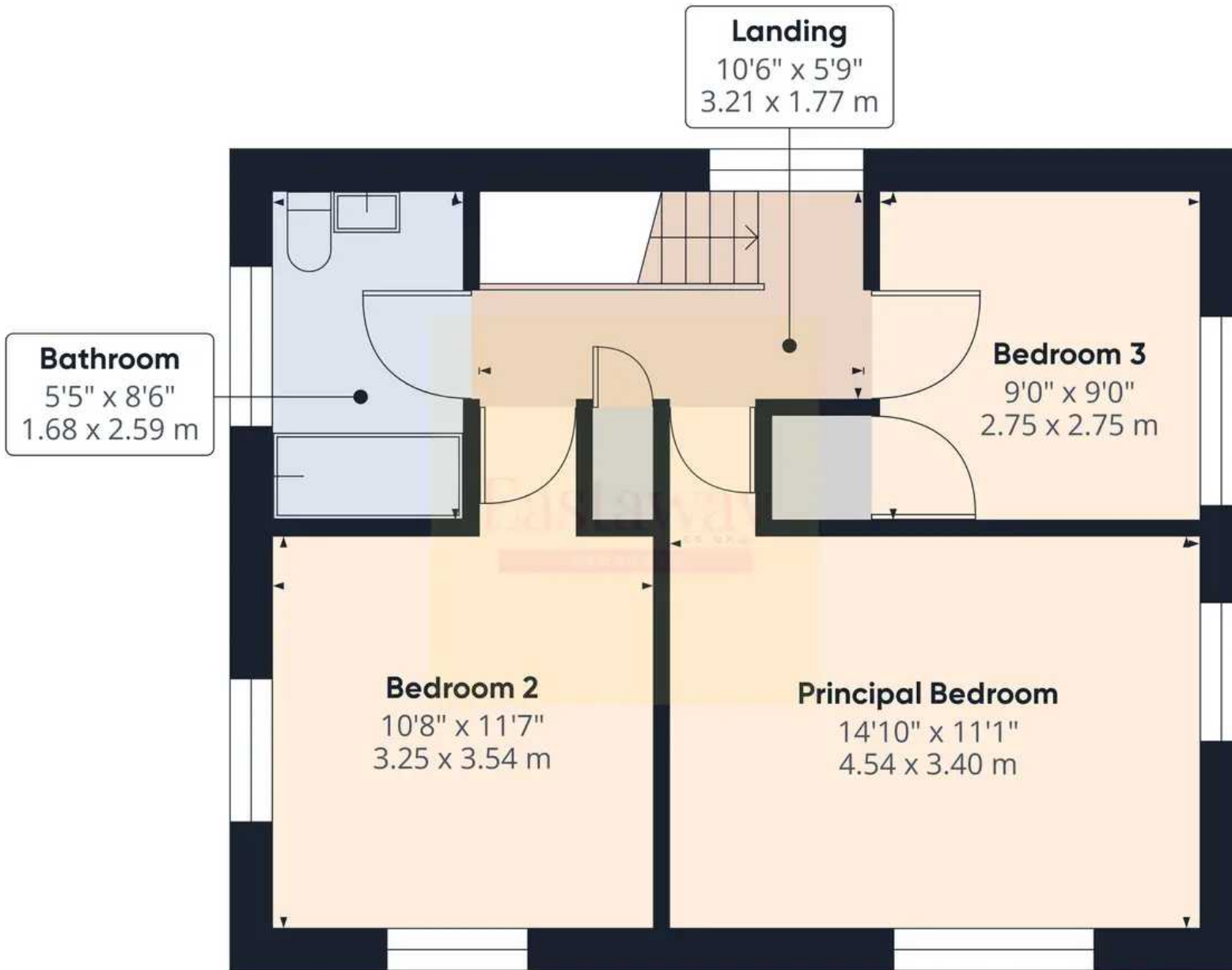


Approximate total area⁽¹⁾
691.79 ft²
64.27 m²

(1) Excluding balconies and terraces

Ground Floor

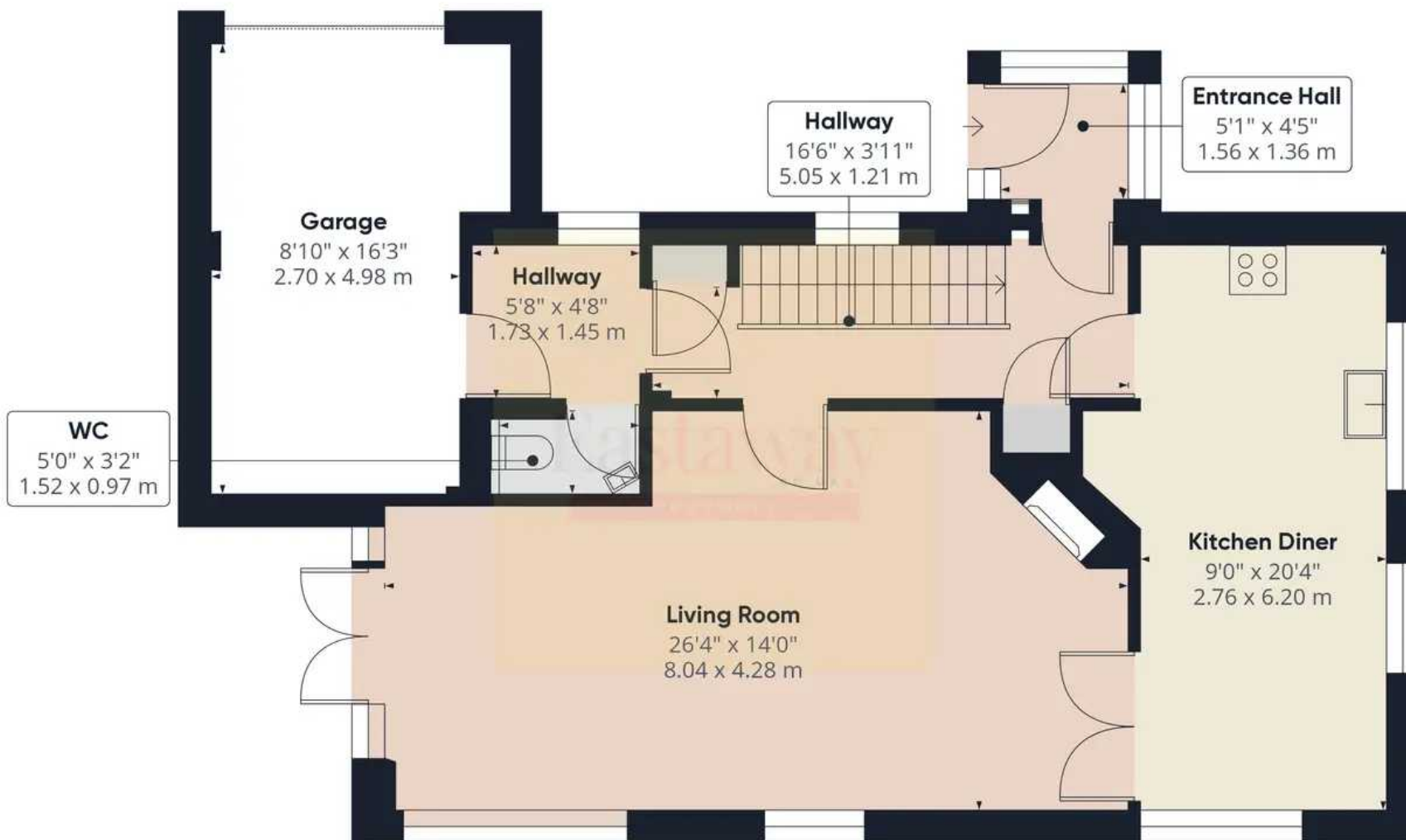
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Approximate total area⁽¹⁾
481.94 ft²
44.77 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Approximate total area⁽¹⁾
691.79 ft²
64.27 m²

Ground Floor

(1) Excluding balconies and terraces

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1173.73 ft²

109.04 m²

(1) Excluding balconies and terraces

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