



Sulthorpe Road, Ketton

Offers in Excess of £400,000



# 12 Sulthorpe Road

Ketton, Stamford

Spacious 4-bed home in sought-after Ketton area with stunning views. 5 reception rooms, large kitchen diner, beautiful gardens, and potential for extension. Prime location for amenities and easy commute. Ideal family home in tranquil village setting. Viewing recommended.

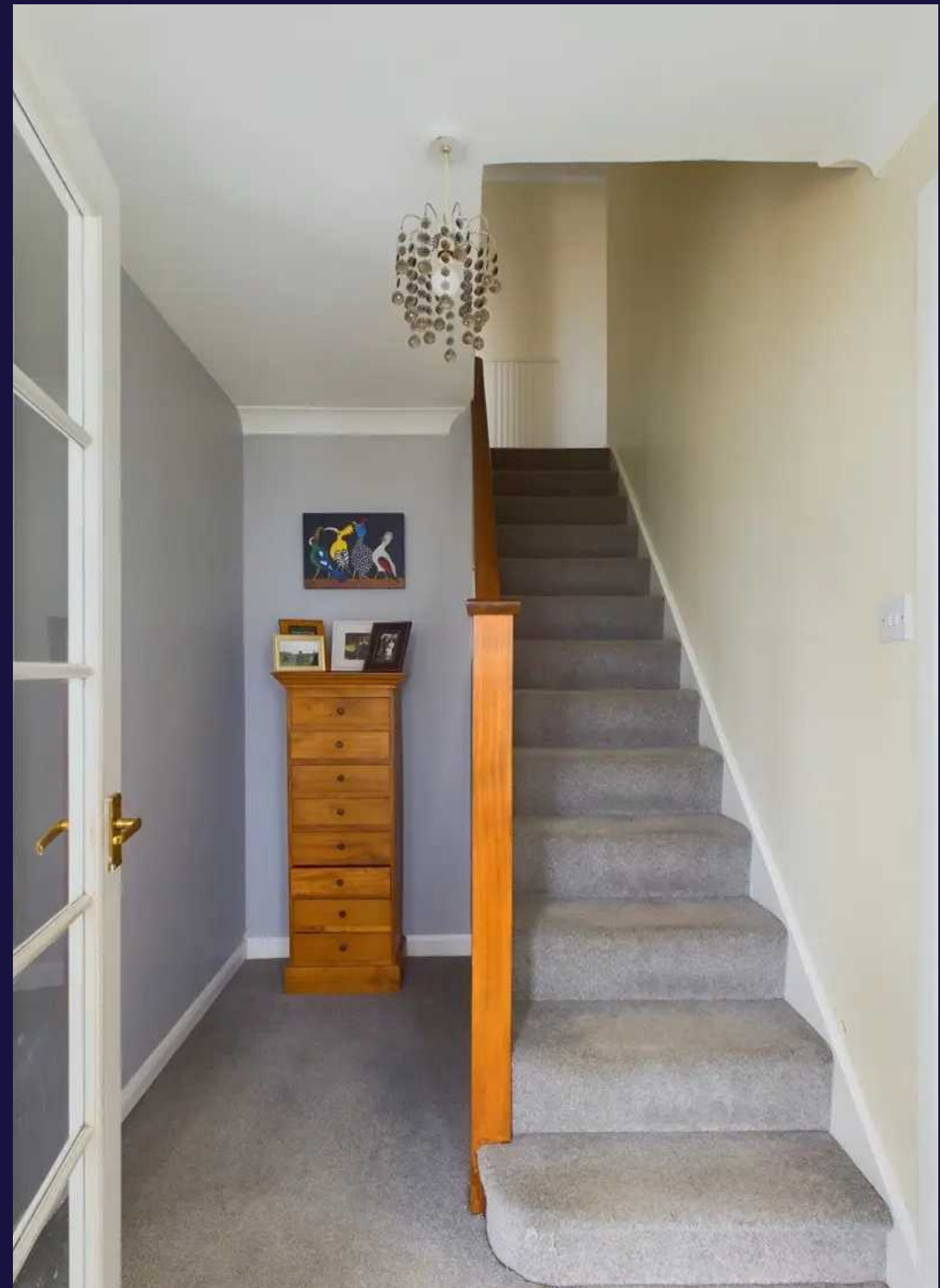
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- A blank canvass with lots of scope and potential for modernisation.
- Magnificent far reaching views over the Rutland Welland Valley
- 4 good size, double bedrooms with three of them having built in storage
- Located in a sought after area of Ketton





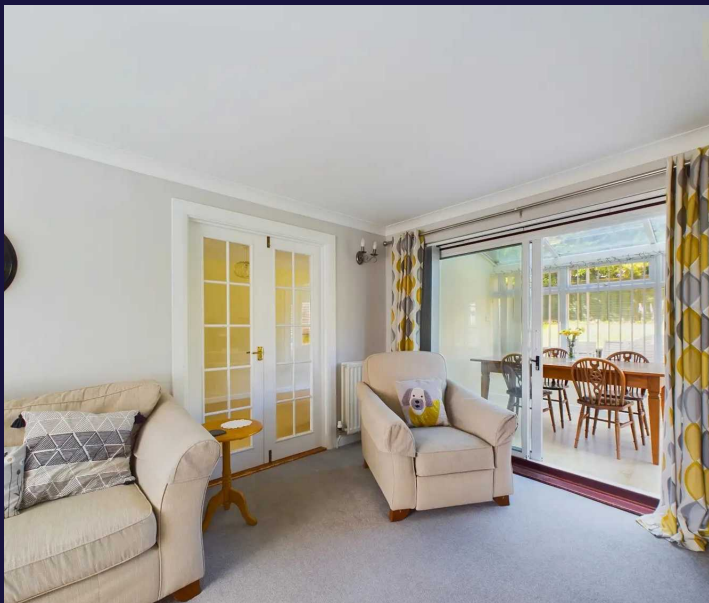
Located in a sought-after area of Ketton, this spacious and delightful home offers stunning views of Ketton, Aldgate, Collyweston and the Welland Valley. The property has been lovingly cared for over many years and is now ready for new owners to put their own stamp on it and enjoy. Upon entering the bright, spacious porch, there is a warm and welcoming feel throughout the neutrally decorated house.

The current layout of the property includes an impressive 5 reception rooms in addition to a large kitchen diner and a convenient WC on the ground floor. There is also ample storage space under the stairs. Moving upstairs, there are 4 great-sized double bedrooms, with the principal bedroom, bedroom 2 and bedroom 3 all having built-in storage. All rooms share the two family bathrooms on offer, one with a bath and overhead shower, the other with a walk-in shower, and a useful separate WC.

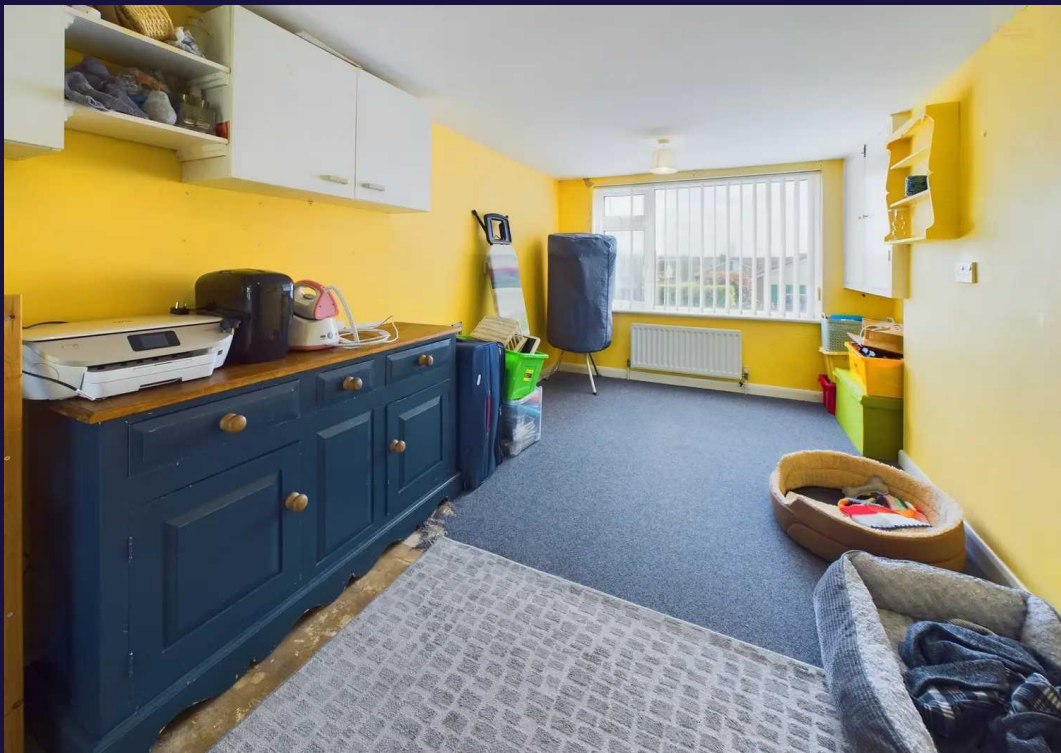
The principal bedroom, bedroom 2 and bedroom 4 offer magnificent views across the Welland Valley, while bedroom 3 overlooks the rear garden, screened by fencing and hedging. The garden is impressive, spanning approximately 15 x 15 meters, and is laid out with lawn and a patio area accessed from the conservatory and dining room. To the front of the house, there is another lawn garden and a driveway for two vehicles.

This light, bright, and welcoming property is already a lovely home. However, there is also tremendous potential for the new owners to put their own stamp on it. There is scope for extending upwards, above the converted garage and changing the internal layout to suit individual needs.

To fully comprehend the advantages of this house, it is essential to see it in person. Book your viewing today for a private tour.







**Porch**

6' 9" x 3' 9" (2.07m x 1.15m)

**Kitchen**

10' 4" x 17' 8" (3.14m x 5.39m)

**Dining Room**

8' 8" x 22' 5" (2.65m x 6.84m)

**Living Room**

10' 2" x 17' 5" (3.10m x 5.32m)

**Conservatory**

9' 6" x 6' 9" (2.89m x 2.06m)

**Playroom**

8' 3" x 16' 7" (2.51m x 5.05m)

**Study**

8' 3" x 8' 6" (2.52m x 2.60m)

**Downstairs WC**

2' 6" x 3' 3" (0.76m x 0.98m)

**Landing**

23' 8" x 2' 7" (7.22m x 0.79m)

**Principal Bedroom**

11' 7" x 9' 10" (3.54m x 3.00m)

**Bedroom 2**

10' 5" x 11' 10" (3.18m x 3.60m)

**Bedroom 3**

8' 3" x 12' 0" (2.51m x 3.66m)

**Bedroom 4**

8' 2" x 10' 11" (2.50m x 3.34m)

**Bathroom**

7' 0" x 5' 6" (2.13m x 1.68m)

**Upstairs WC**

5' 11" x 2' 6" (1.81m x 0.77m)







**Upstairs WC**

5' 11" x 2' 6" (1.81m x 0.77m)

**Bathroom 2**

9' 11" x 4' 2" (3.01m x 1.27m)















#### **REAR GARDEN**

50' 6" x 51' 6" (15.4m x 15.7m)

#### **FRONT GARDEN**

The size of the garden at the front of the property is unknown.

#### **DRIVEWAY**

2 Parking Spaces









Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1583.21 ft<sup>2</sup>

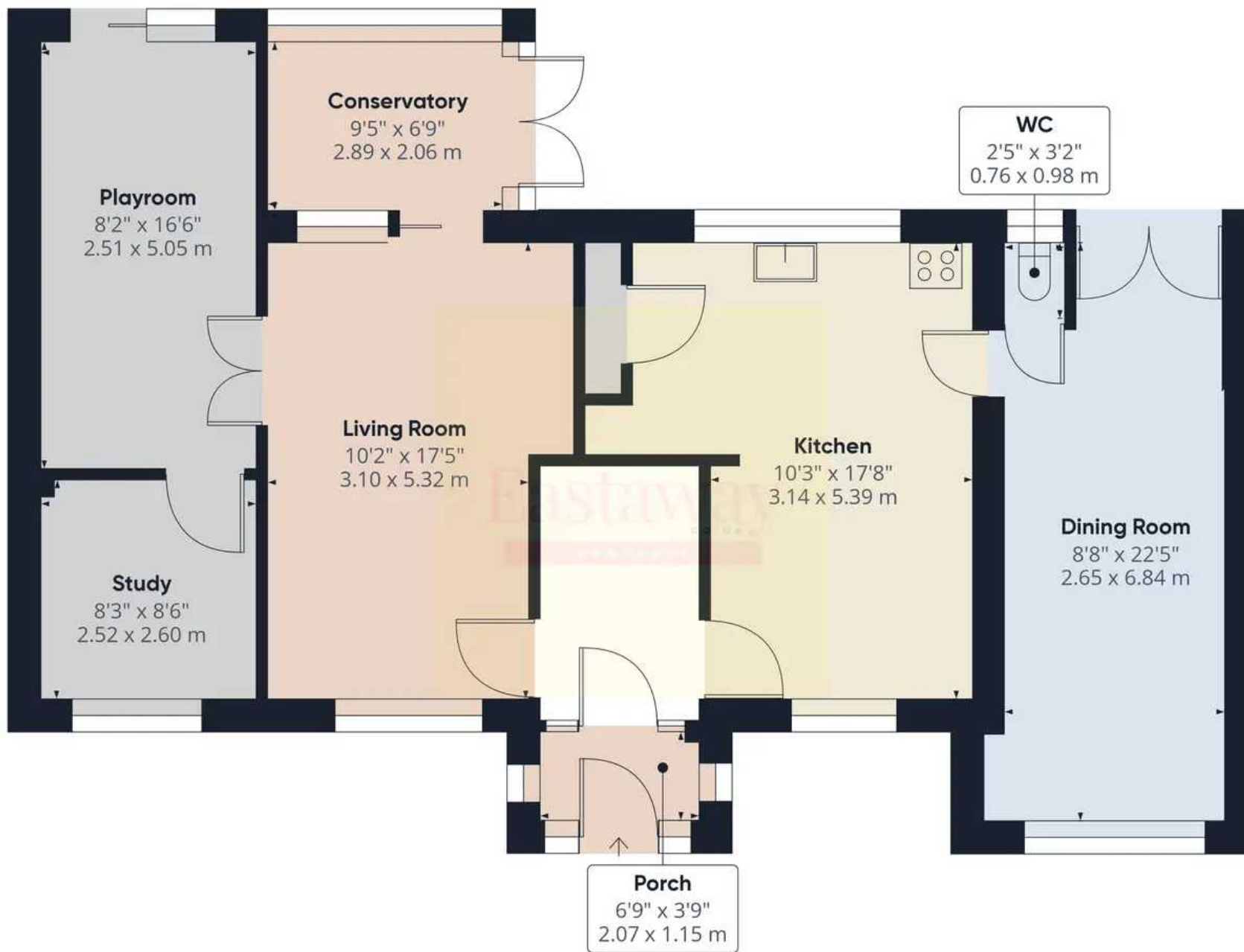
147.08 m<sup>2</sup>

(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.

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Ground Floor

Approximate total area<sup>(1)</sup>

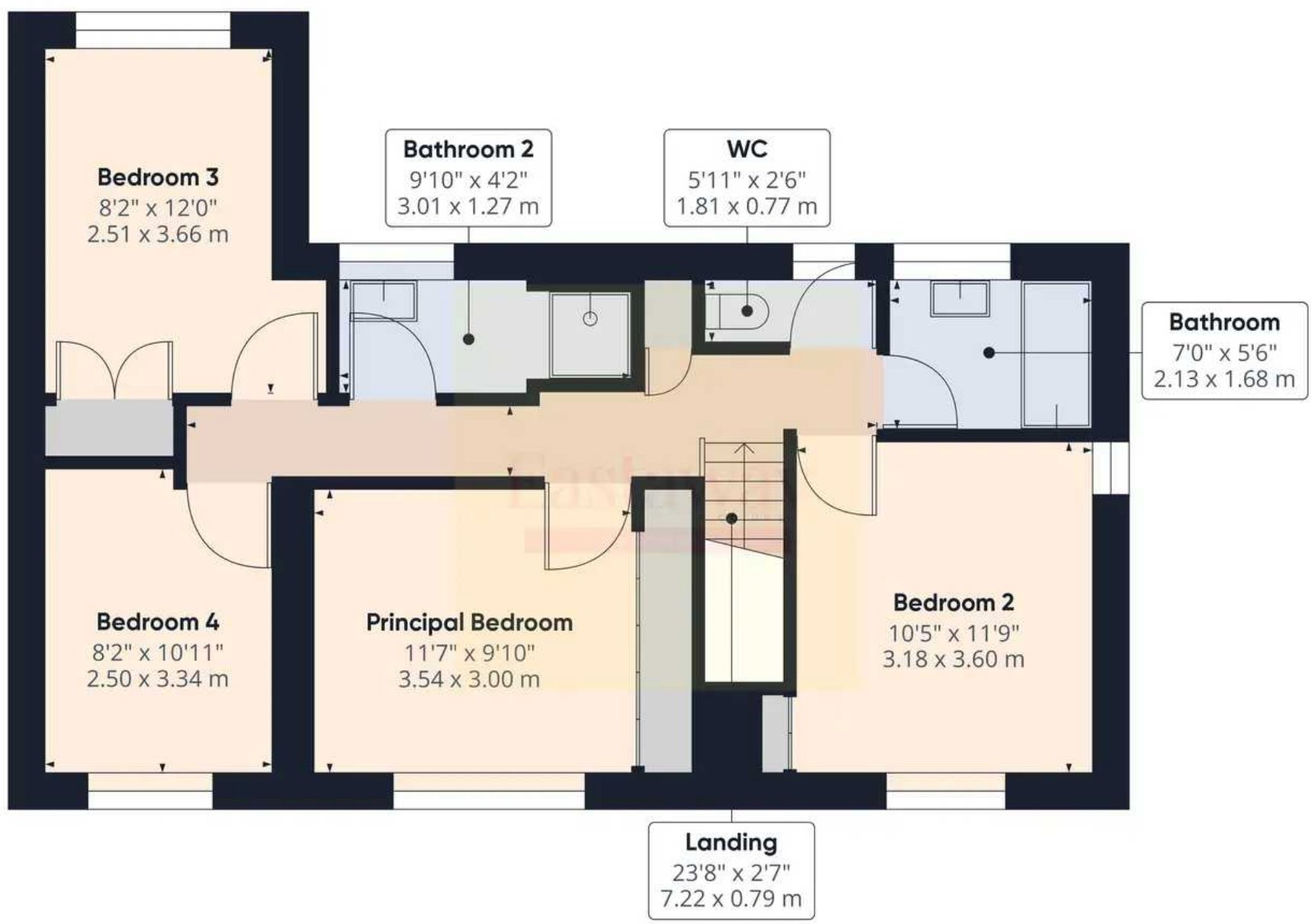
943.18 ft<sup>2</sup>

87.62 m<sup>2</sup>

(1) Excluding balconies and terraces

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Approximate total area<sup>(1)</sup>  
640.02 ft<sup>2</sup>  
59.46 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



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