

Aldgate Court, Ketton

Modern home in Ketton, Rutland's exclusive Aldgate enclave. Spacious living areas, en-suite principal suite, garage, driveway, low-maintenance garden and multiple reception rooms.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Ample driveway parking and garage
- Spacious principal with en-suite
- Three double bedrooms
- Beautifully presented throughout
- Modern kitchen with integrated appliances
- Located in a sought-after area of Ketton, Rutland



01780 672030
eastaway.co.uk

Aldgate Court, Ketton

Nestled in the heart of Ketton, Rutland, this beautifully presented modern home is in an exclusive, sought-after enclave in Aldgate. Boasting three spacious double bedrooms, including a principal suite with en-suite, this property ensures comfort and privacy for the entire family.

The ground floor welcomes you with a bright entrance hall leading to a well-equipped kitchen featuring integrated appliances. Adjacent is a convenient WC, followed by a hallway that guides you to a spacious living room and a separate dining room, perfect for hosting family gatherings and entertaining guests.

The first floor offers a versatile family room featuring a Juliette balcony that floods the space with natural light. This space could be a large fourth bedroom. An additional double bedroom and a stylish family bathroom complete this level.

The top floor is dedicated to family spaces and includes two bedrooms, including the luxurious principal suite. This suite boasts ample space, a modern en-suite bathroom, and abundant natural light.

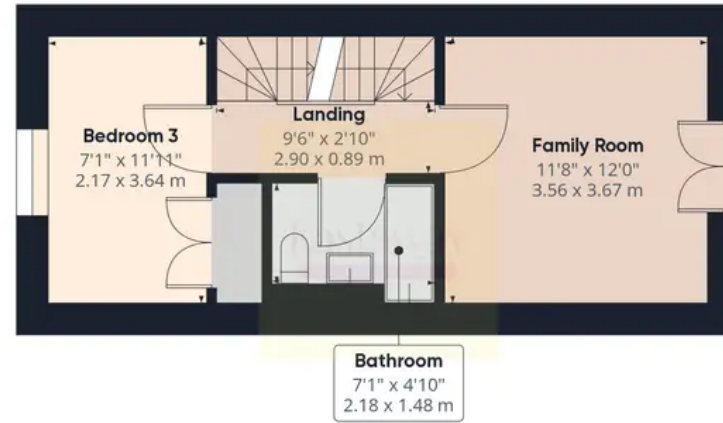
Externally, the property impresses with ample off-road driveway parking and a garage equipped with an electric door. The low-maintenance rear garden is an ideal retreat, featuring a raised decked area perfect for outdoor relaxation and al fresco dining.



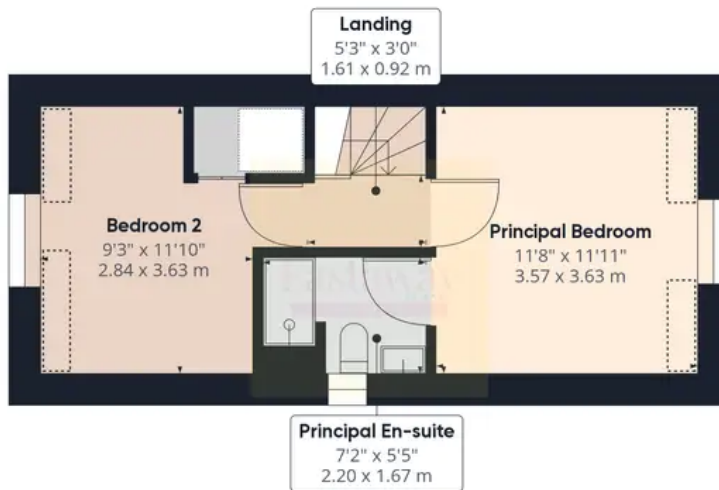
01780 672030
eastaway.co.uk



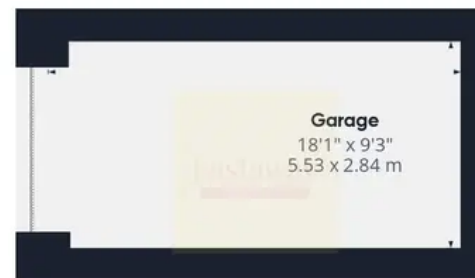
Ground Floor Building 1



Floor 2 Building 1



Floor 3 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1227.4 ft²

114.03 m²

Reduced headroom

22.23 ft²

2.07 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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



Buyer Notice and Disclaimer

Eastaway Property strictly adheres to the Consumer Protection from Unfair Trading Regulations 2008 and the National Trading Standards Estate and Letting Agency Team's guidelines. We endeavour to provide precise and reliable property information, including council tax band, price, tenure, and reservation fees. Our policy ensures impartial and fair treatment of all prospective buyers. To enhance transparency and comply with legal obligations, prospective buyers must complete identification and anti-money laundering checks, including providing proof of funds and completing a source of funds questionnaire, at the offer stage before submission of the offer. A fee of £35 inc VAT per person is applicable for these checks. This document is intended for informational purposes only and does not form part of any offer or contract. Potential buyers are encouraged to verify all property details independently. While Eastaway Property makes every effort to ensure accuracy, we accept no liability for any errors or omissions. The property should not be assumed to have all necessary planning, building regulation consents, or other approvals. Eastaway Property employees are not authorised to make or give any representations or warranties regarding this property or enter into any contract on the property's behalf.

01780 672030
eastaway.co.uk

