



01780 672030
eastaway.co.uk

4 The Long Barn Mews, Ketton - PE9 3TP

Stamford

In Excess of **£500,000**

4 The Long Barn Mews

Ketton, Stamford

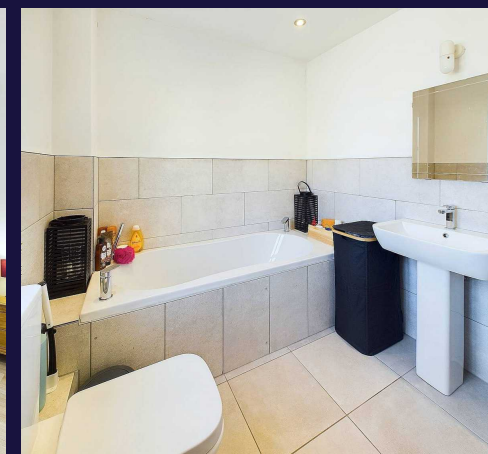
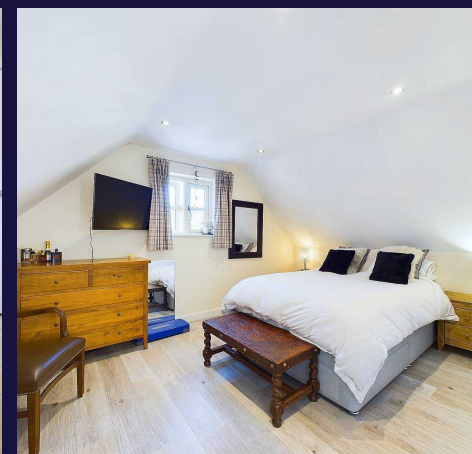
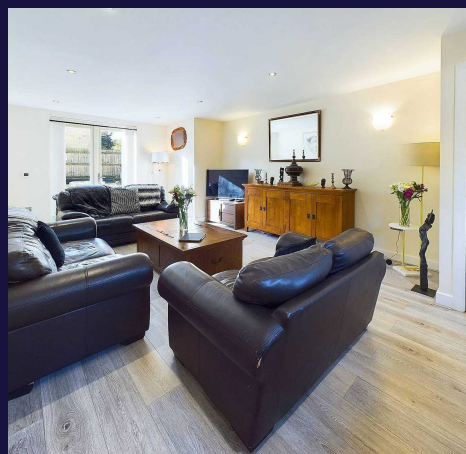
Beautifully presented spacious home in Ketton. Expansive open-plan kitchen/dining area, glass sunroom, spacious living room. Four double bedrooms, including the principal suite, and 2 en-suites. B-rated EPC, 2 parking spaces. Vibrant village with amenities. Ideal for families or professionals. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Located in a private development built in approx. 2012 in the heart of Ketton
- Two allocated parking spaces
- Beautiful glass sunroom with sliding doors leading to a south-facing walled garden
- Close to local amenities, including shops, pub, school, and park, with excellent transport links and easy access to the A1
- Open-plan kitchen/dining area with breakfast bar and modern integrated appliances
- Four spacious double bedrooms
- Principal suite with built-in storage, large en-suite bathroom, and plenty of space



Eastaway



01780 672030
eastaway.co.uk





4 The Long Barn Mews

Ketton, Stamford

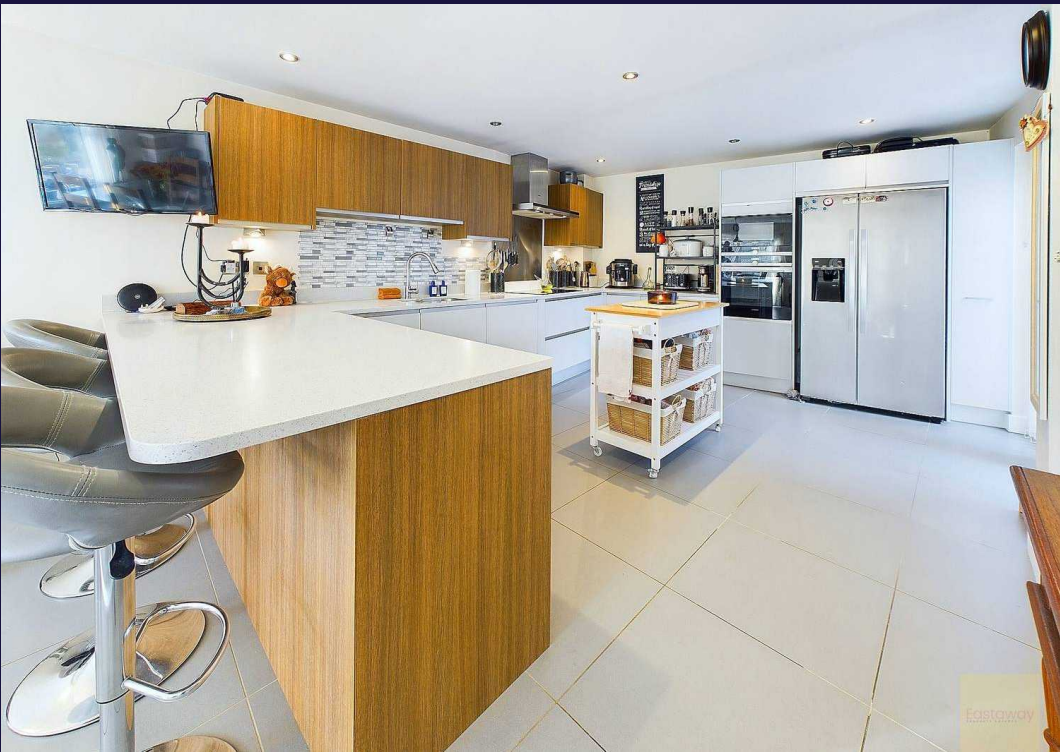
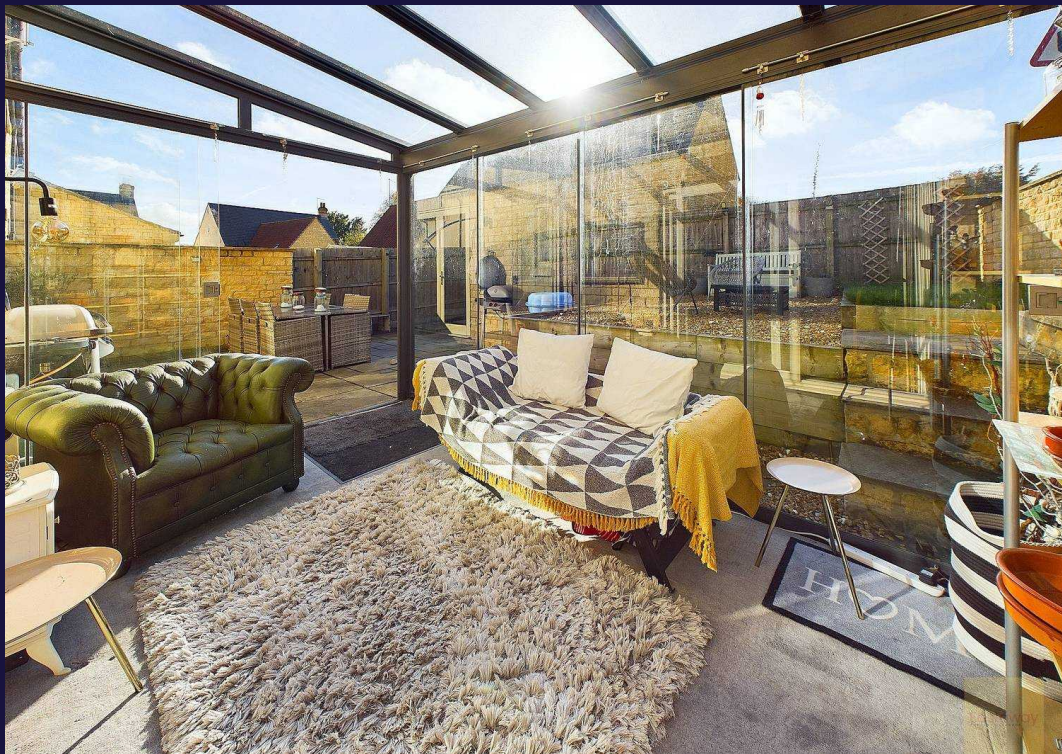
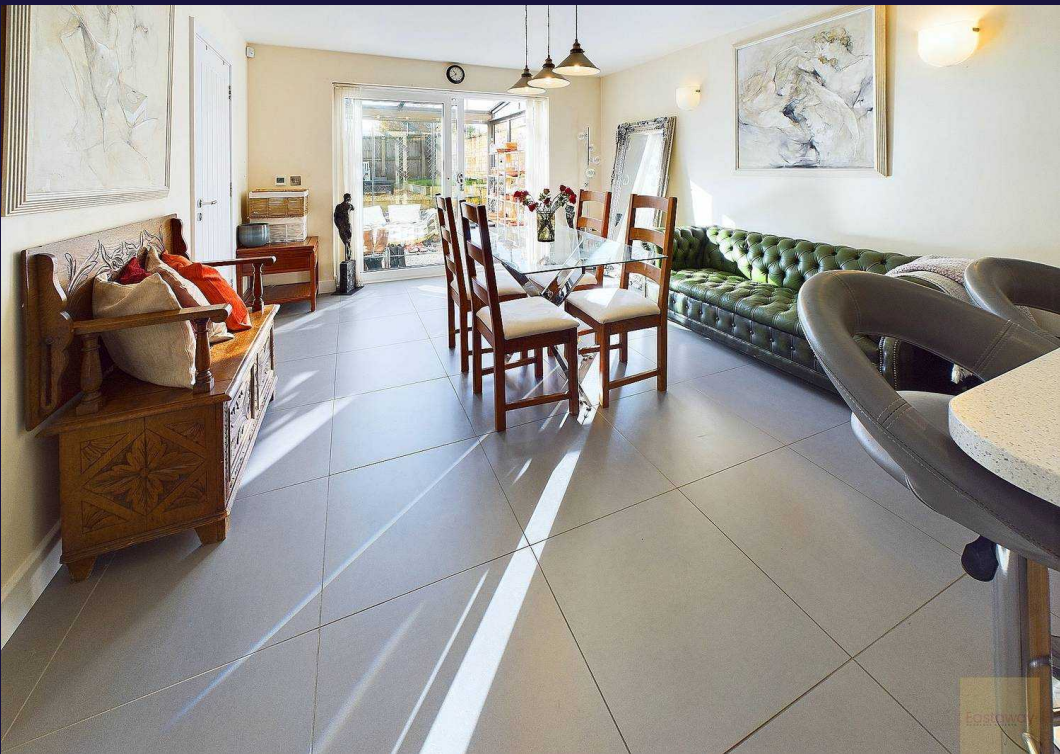
Set within an exclusive development in the heart of Ketton, this beautifully presented four-bedroom home offers everything you could want for modern living.

The heart of the home is undoubtedly the expansive open-plan kitchen/dining room, designed for both practicality and style. It features a large breakfast bar and is fully equipped with integrated appliances, including dual ovens, a fridge-freezer, a hob, a microwave, and a dishwasher. With plenty of space for a large dining table, this area is perfect for family meals or entertaining guests. The kitchen flows seamlessly into a bright, airy glass sunroom, which opens onto a south-facing, tiered garden—perfect for enjoying the sun year-round.

The ground floor also includes a spacious living room, with double doors leading out to the garden and a front window, allowing natural light to flood the room. It's a cosy yet roomy space, ideal for relaxing after a long day.

On the first floor, you'll find three well-proportioned double bedrooms, one of which benefits from an en-suite and built-in wardrobes. There's also a modern family bathroom with a sleek four-piece suite and an electric heated towel rail. The entire second floor is dedicated to the luxurious principal suite, which includes a large en-suite bathroom, built-in wardrobes, and enough space for a small seating area, creating a real sanctuary for the homeowners.

The property includes two allocated parking spaces to the front. The home is energy-efficient, with a B-rated EPC, helping keep running costs low.



4 The Long Barn Mews

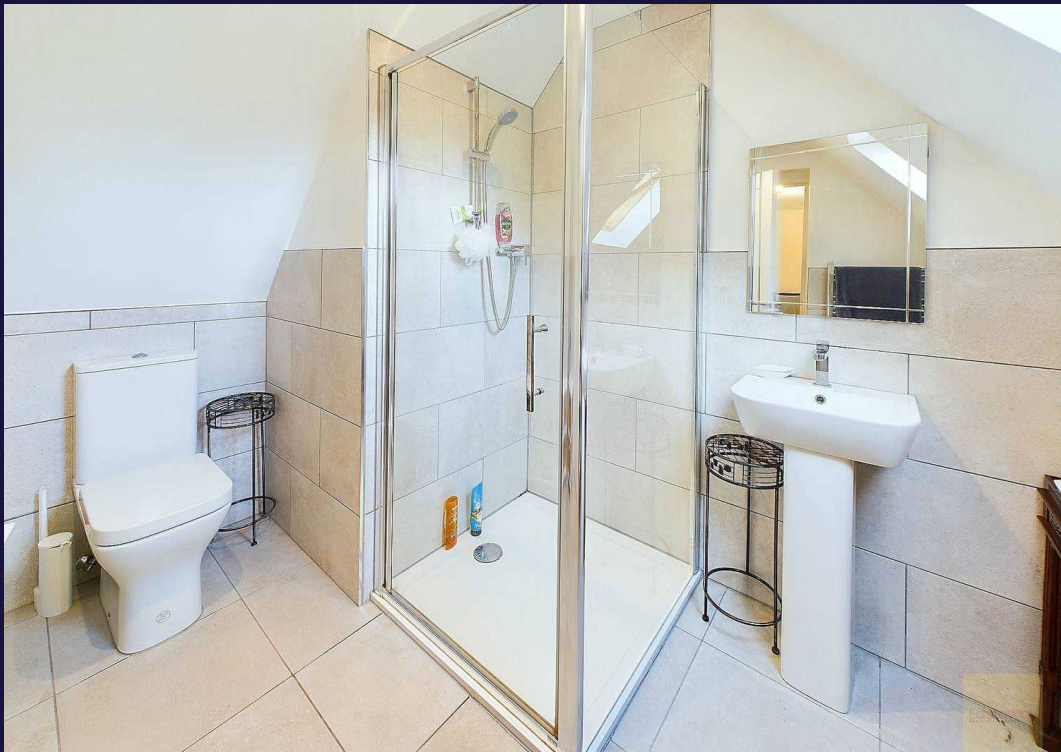
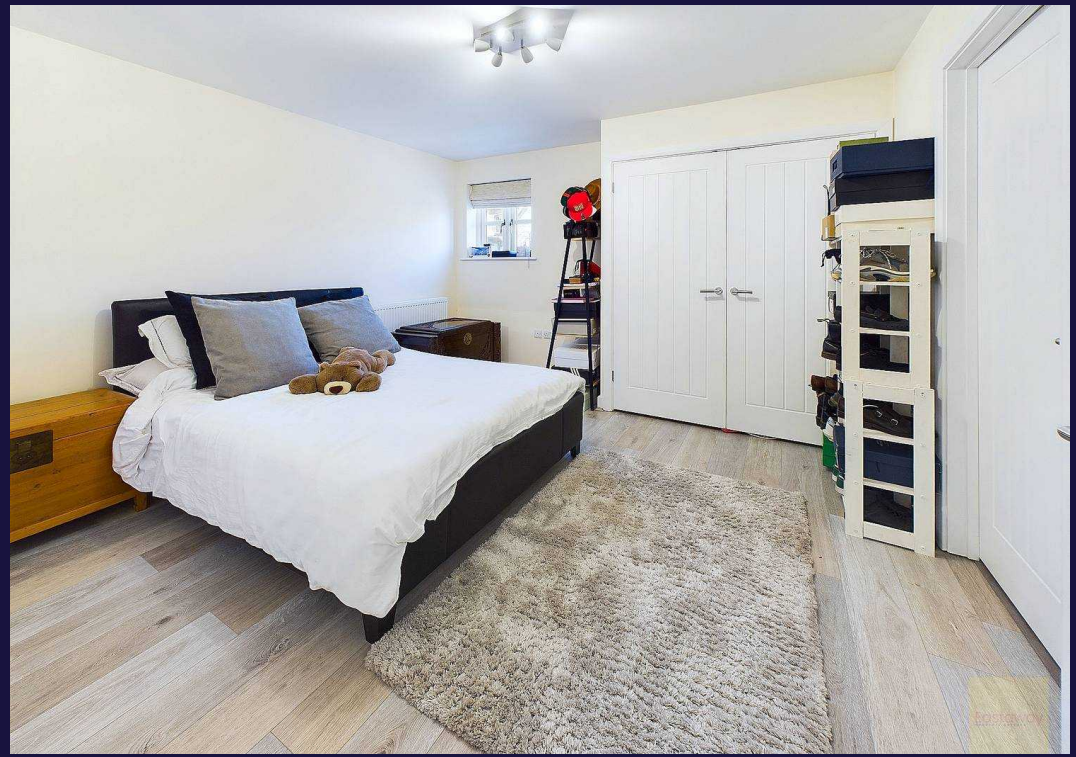
Ketton, Stamford

Ketton itself is a vibrant village with plenty of amenities within walking distance, including a local shop with a post office, pub, primary school, library and park. The market towns of Stamford and Oakham are just minutes away by car and are well connected by bus routes to both towns and local secondary schools and colleges. For commuters, there are excellent transport links and easy access to the A1.

Stamford and Oakham are popular towns with extensive amenities, excellent shops, bars, and restaurants, and several well-regarded public and state schools for children of all ages.

With its bright, spacious interiors and charming village setting, this home offers the best of both worlds—perfect for families or professionals looking to settle in a friendly, well-connected community.











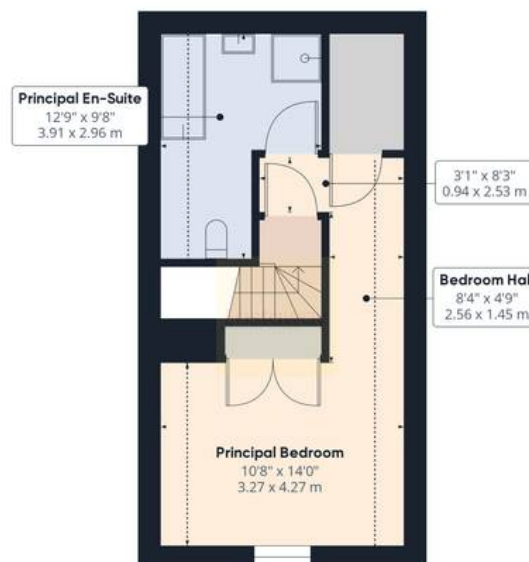




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1836.22 ft²
170.59 m²

Reduced headroom

879.63 ft²
7.59 m²

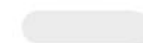
(1) Excluding balconies and terraces

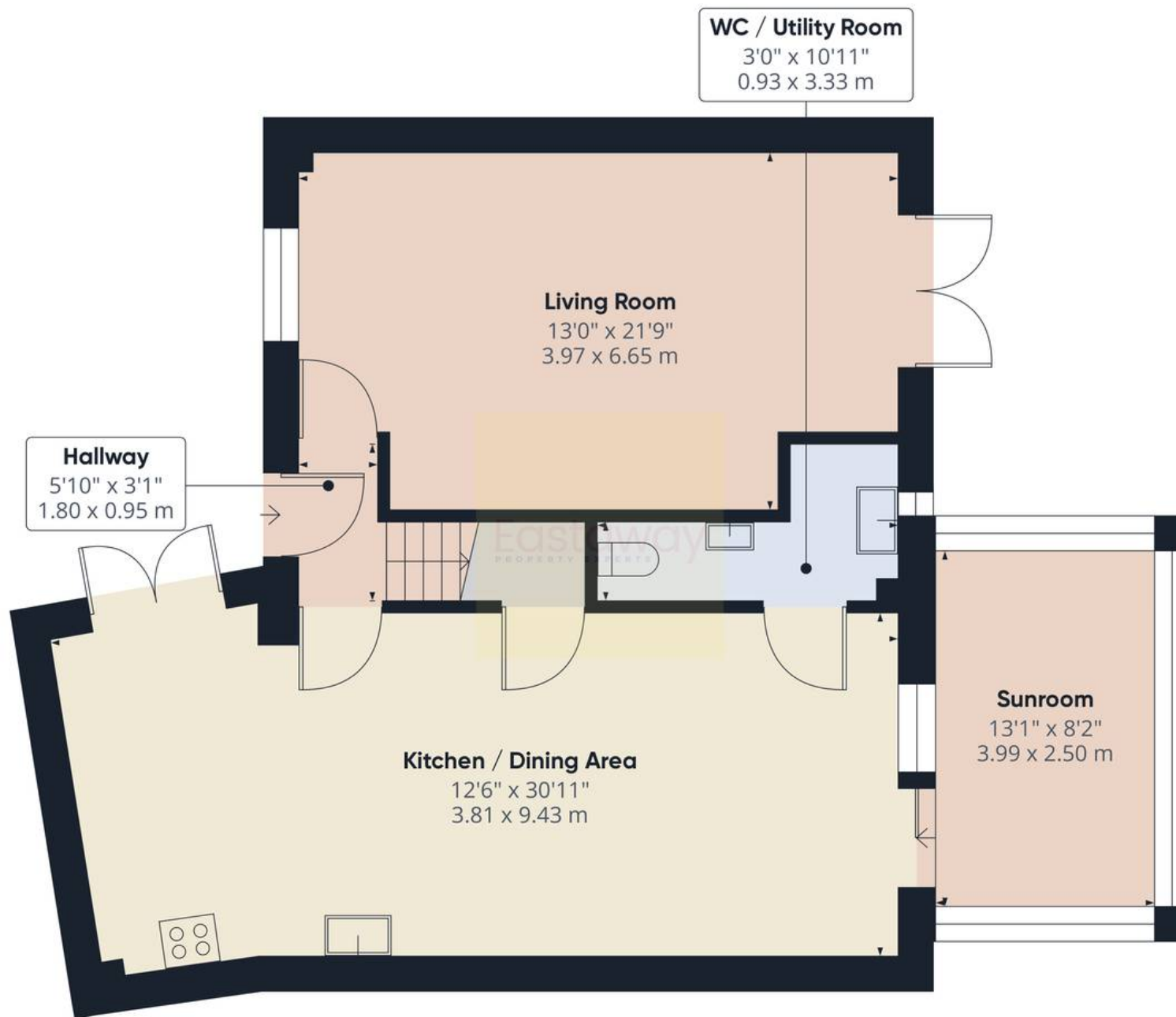
Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.





Approximate total area⁽¹⁾

831.31 ft²

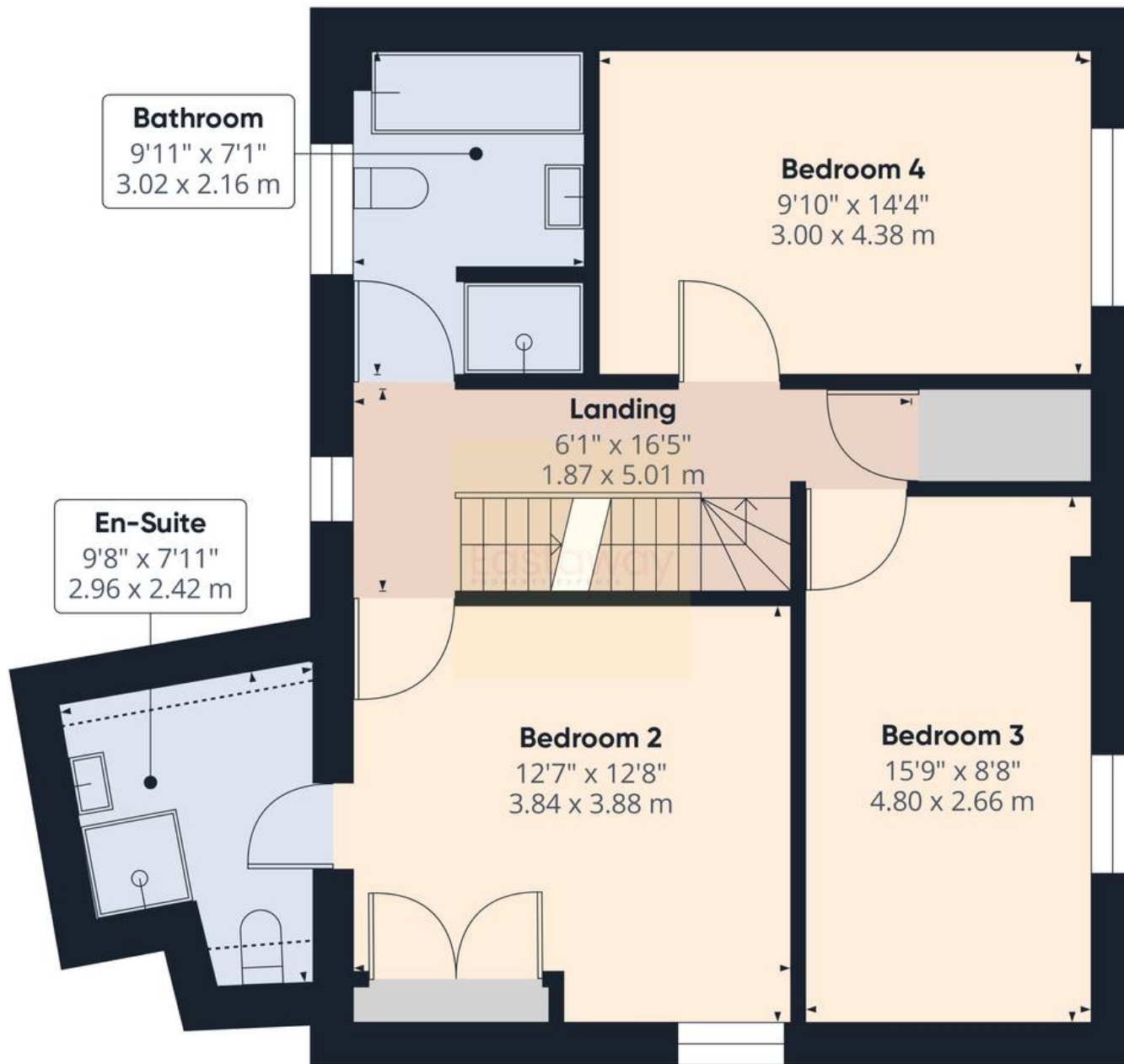
77.23 m²

(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.

Calculations are based on RICS IPMS 3C standard.

Ground Floor



Floor 1

Approximate total area⁽¹⁾

645.4 ft²
59.96 m²

Reduced headroom

154.03 ft²
1.33 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

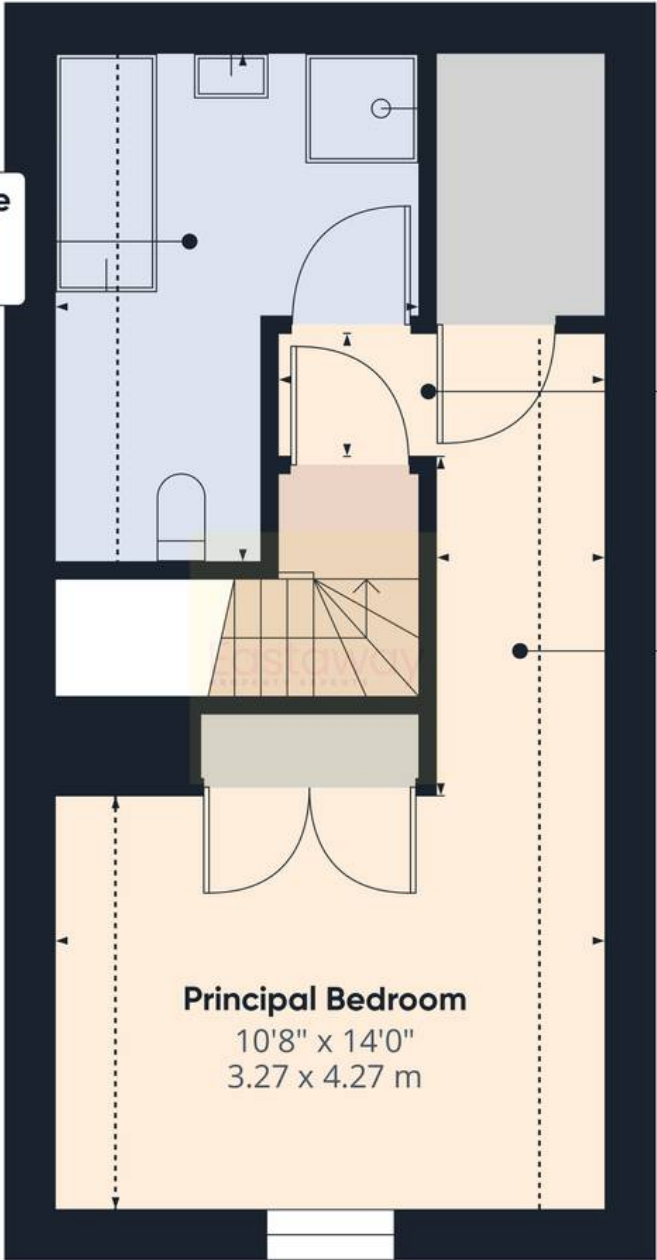
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





Principal En-Suite
12'9" x 9'8"
3.91 x 2.96 m



3'1" x 8'3"
0.94 x 2.53 m

Bedroom Hall
8'4" x 4'9"
2.56 x 1.45 m

Principal Bedroom
10'8" x 14'0"
3.27 x 4.27 m

Approximate total area⁽¹⁾

359.51 ft²
33.4 m²

Reduced headroom

725.49 ft²
6.26 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

Floor 2

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		91
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		90
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



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. 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. 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. A fee of £35 inc VAT per person is applicable for these checks.



01780 672030
eastaway.co.uk

63 Scotgate
Stamford
PE9 2YB