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7 Aldgate Court, Ketton – PE9 3AY
Stamford

In Excess of **£400,000**

7 Aldgate Court

Ketton, Stamford

NO CHAIN! This stunning home offers 3 DOUBLE bedrooms, an open-plan kitchen, dining & living space, plus a CARPORT and PARKING for 2. Stylish, spacious & move-in ready—book your viewing today!

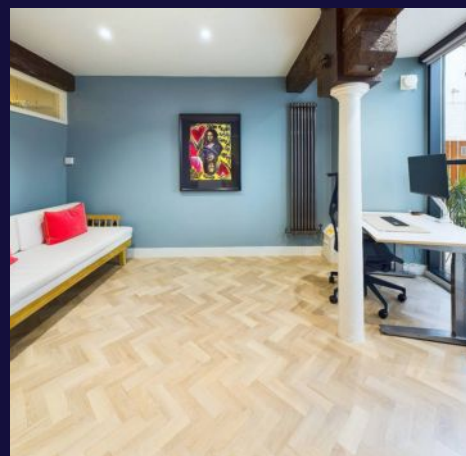
Council Tax band: D

Tenure: Freehold

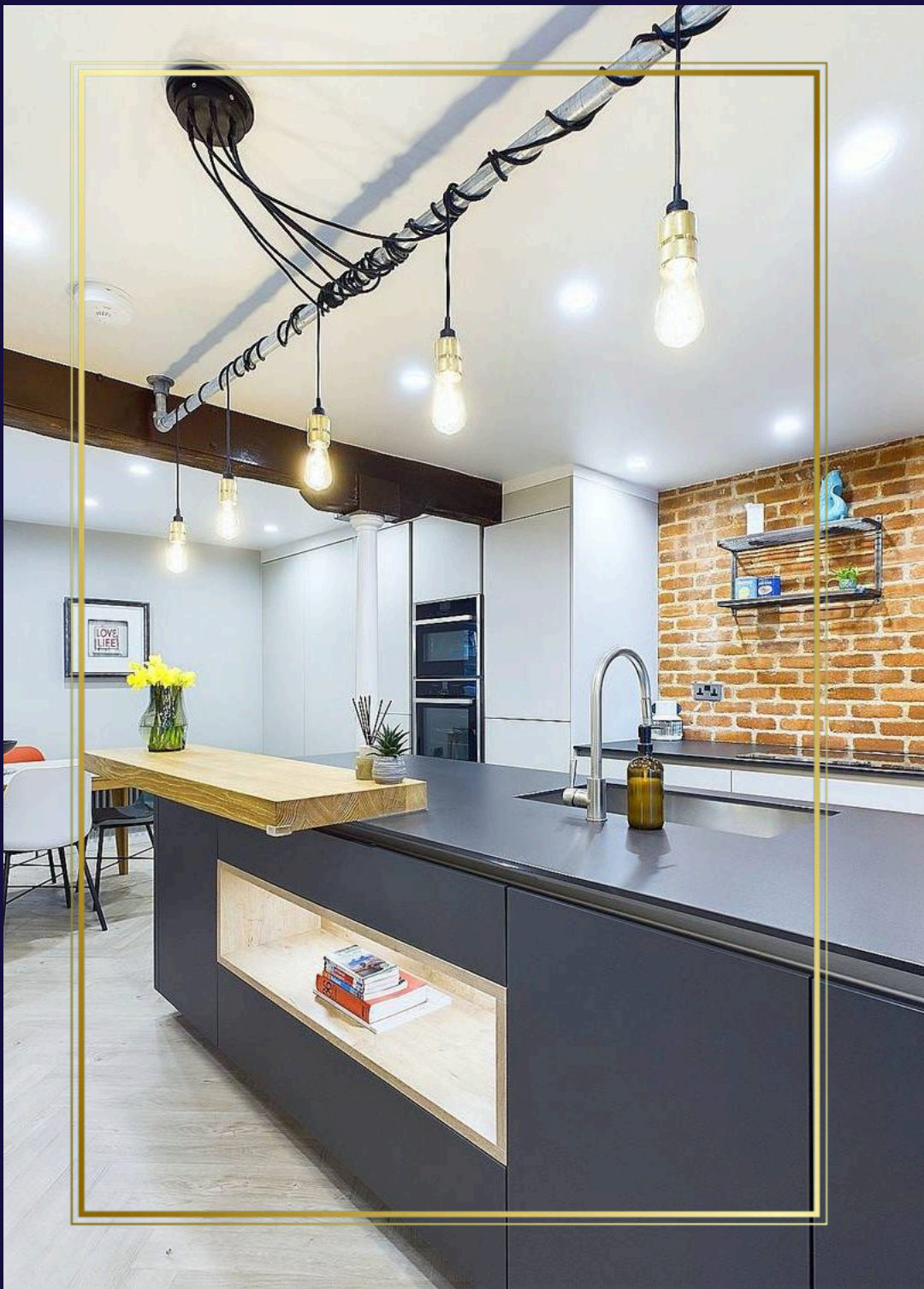
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- NO ONWARD CHAIN
- Two allocated tandem parking spaces, one within a carport with EV charger.
- Extensively remodelled throughout with high-spec finishes.
- Spacious open-plan living with an industrial-meets-modern aesthetic.
- Bakehouse kitchen with NEFF integrated appliances, wine fridge & island.
- Remote-controlled electric blinds to floor-to-ceiling atrium windows.
- Southeast-facing communal garden for residents' use.



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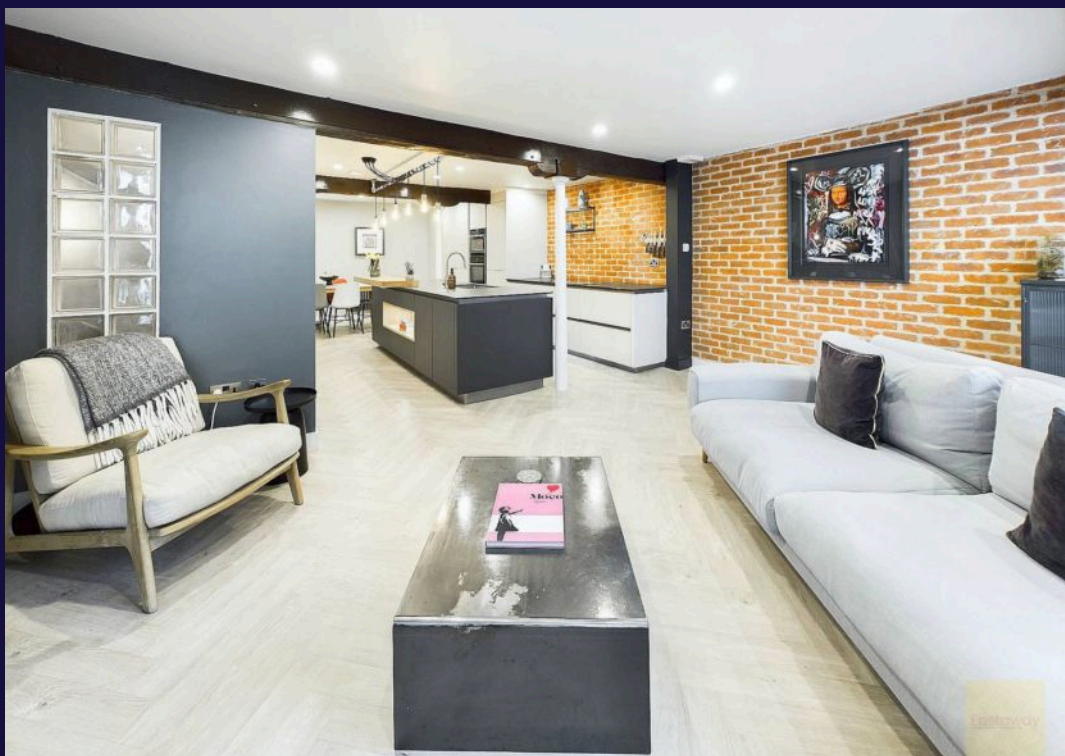
Ketton, Stamford

Tucked away in the popular village of Ketton, this stunning three-bedroom home offers a mix of modern living and characterful design. Part of *The Maltings*, an exclusive development of just four unique homes within a historically listed building, this is a property that really stands out. As soon as you arrive, the entrance makes a lasting impression. Accessed via a striking Mediterranean-style atrium, the space feels both bright and welcoming. Whitewashed walls, thoughtful planting, and a calming central fountain create a peaceful, almost holiday-like atmosphere.

Step inside, and the hallway immediately sets the tone. It's often a forgotten space in a home, but here it makes an impact thanks to the stylish design. On the ground floor, there's a **versatile study/snug**, ideal for working from home, a **spacious double bedroom** with built-in wardrobes, and a **modern bathroom**. There's also a cloakroom and a large **storage cupboard**, keeping everything neat and organised.

Head upstairs, and you'll find the **open-plan living space**, designed for everyday life and entertaining. The **Bakehouse kitchen** is a real centrepiece, fitted with **NEFF appliances**, a **wine fridge**, and a **large island** with built-in storage and a breakfast bar. The kitchen flows seamlessly into the **dining and living areas**, where **floor-to-ceiling windows** fill the space with natural light. Exposed beams, an industrial-style brick wall, and carefully chosen décor give this space a stylish yet homely feel. There are **remote-controlled electric blinds** for privacy at the touch of a button, and clever lighting throughout so you can set the mood to suit you.

On the top floor, the **principal bedroom** is an inviting space with a **vaulted ceiling**, **exposed beams**, and **floor-to-ceiling fitted wardrobes**. The **third double bedroom** is bright and airy, thanks to large **Velux windows**. A sleek **family bathroom** and extra **storage** complete this floor.



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Outside, residents have access to a **southeast-facing communal garden**, ideal for enjoying a morning coffee or relaxing in the sun. The property also comes with **two tandem parking spaces**, one of which is in a **carport with an EV charger**. Other modern touches include a **Ring alarm system**, **Dowsing and Reynolds sockets and switches**, **new radiators**, and a **2021 boiler still under warranty**.

This is an opportunity to own a truly unique home in a sought-after village location. Could this be your perfect match? **Book your viewing today and find out.**

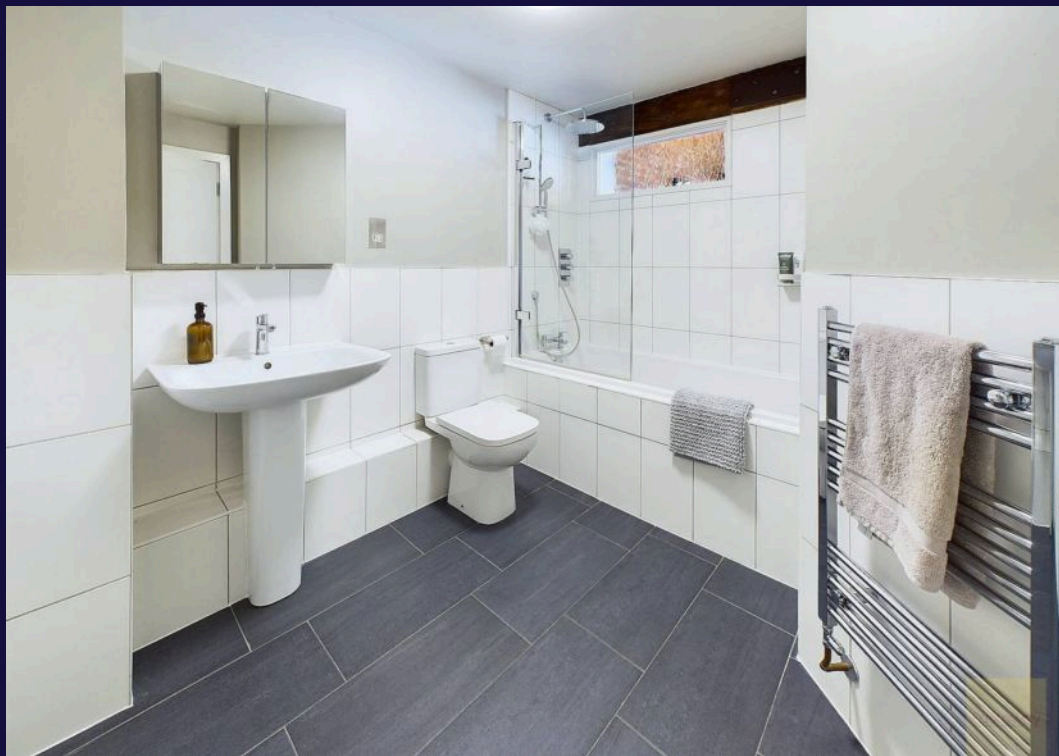
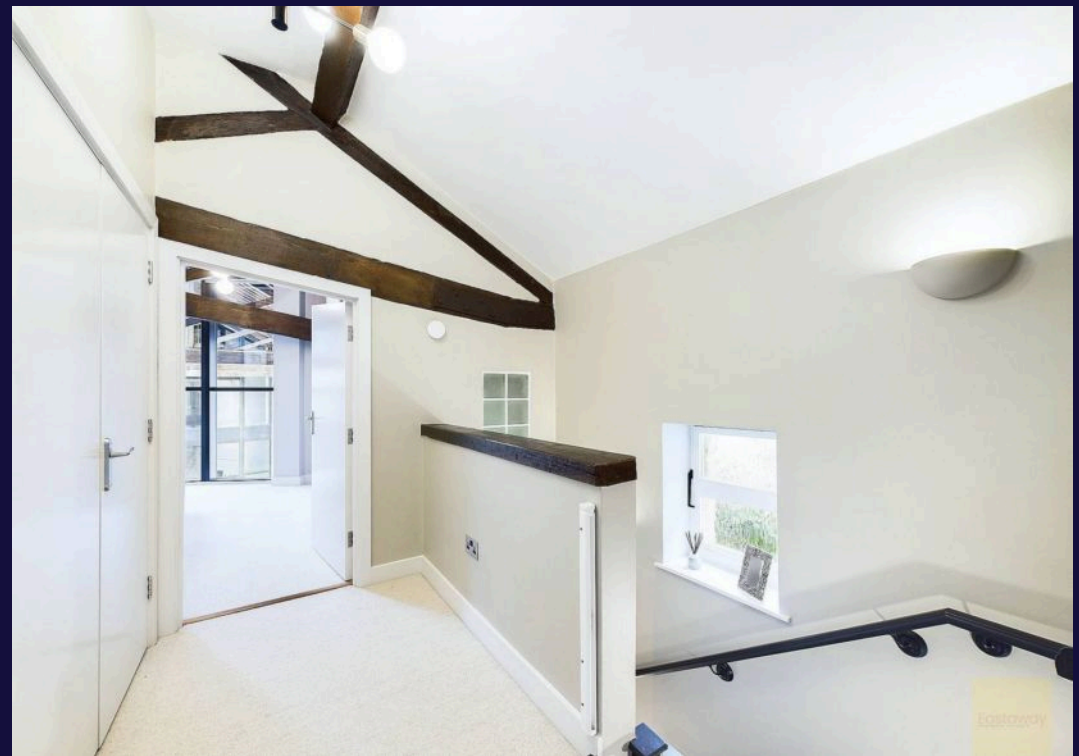
Agent's Notes:

- This property is **freehold**, but there is a **monthly service charge of £160**, which covers maintenance of the communal areas and building insurance.
- The **management company is run by residents**, who hold an annual AGM to discuss and agree on service charges. The **service charge has remained unchanged for the past 10 years**













Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area^m

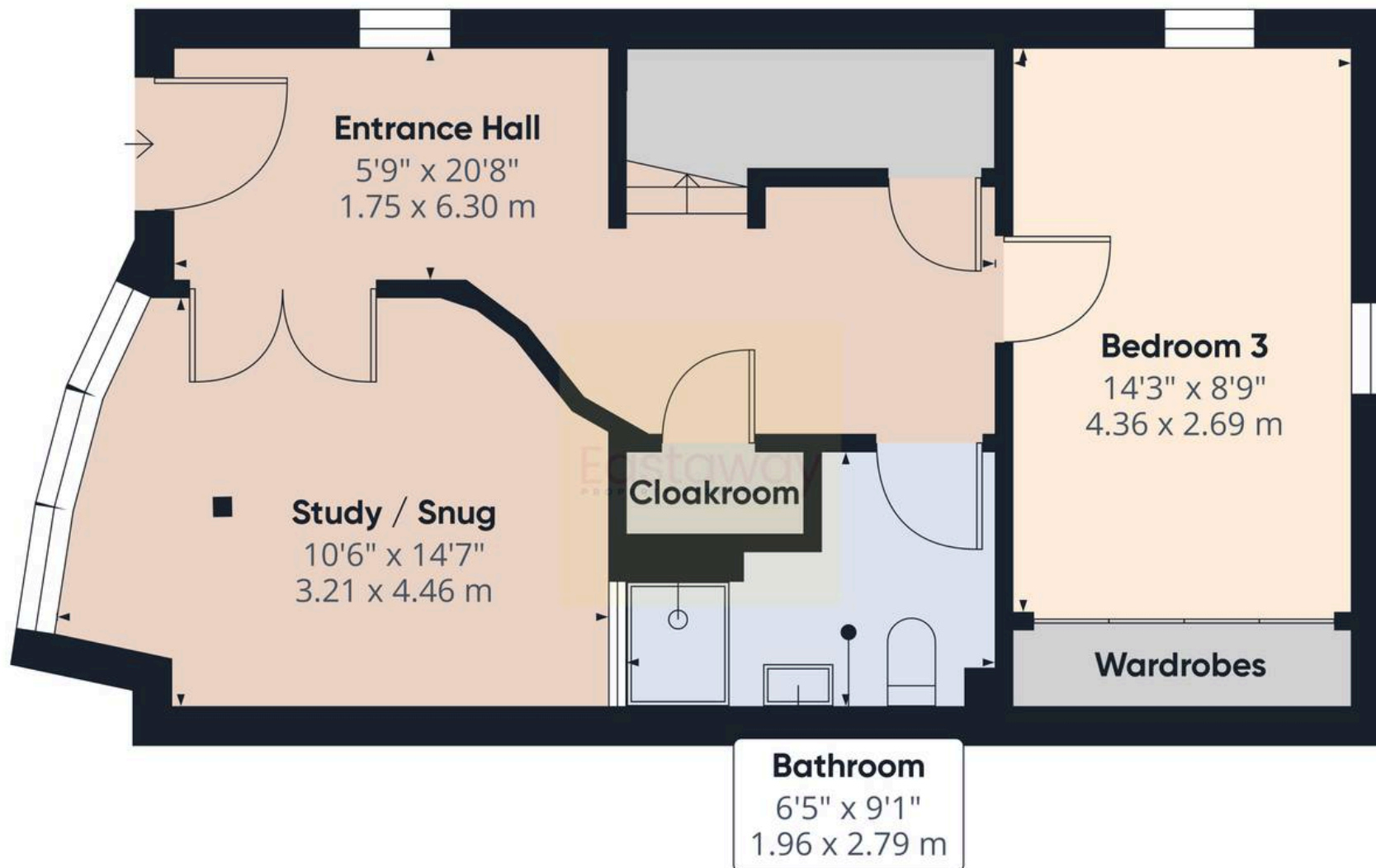
1447.97 ft²

134.52 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



Ground Floor Building 1

Approximate total area⁽¹⁾

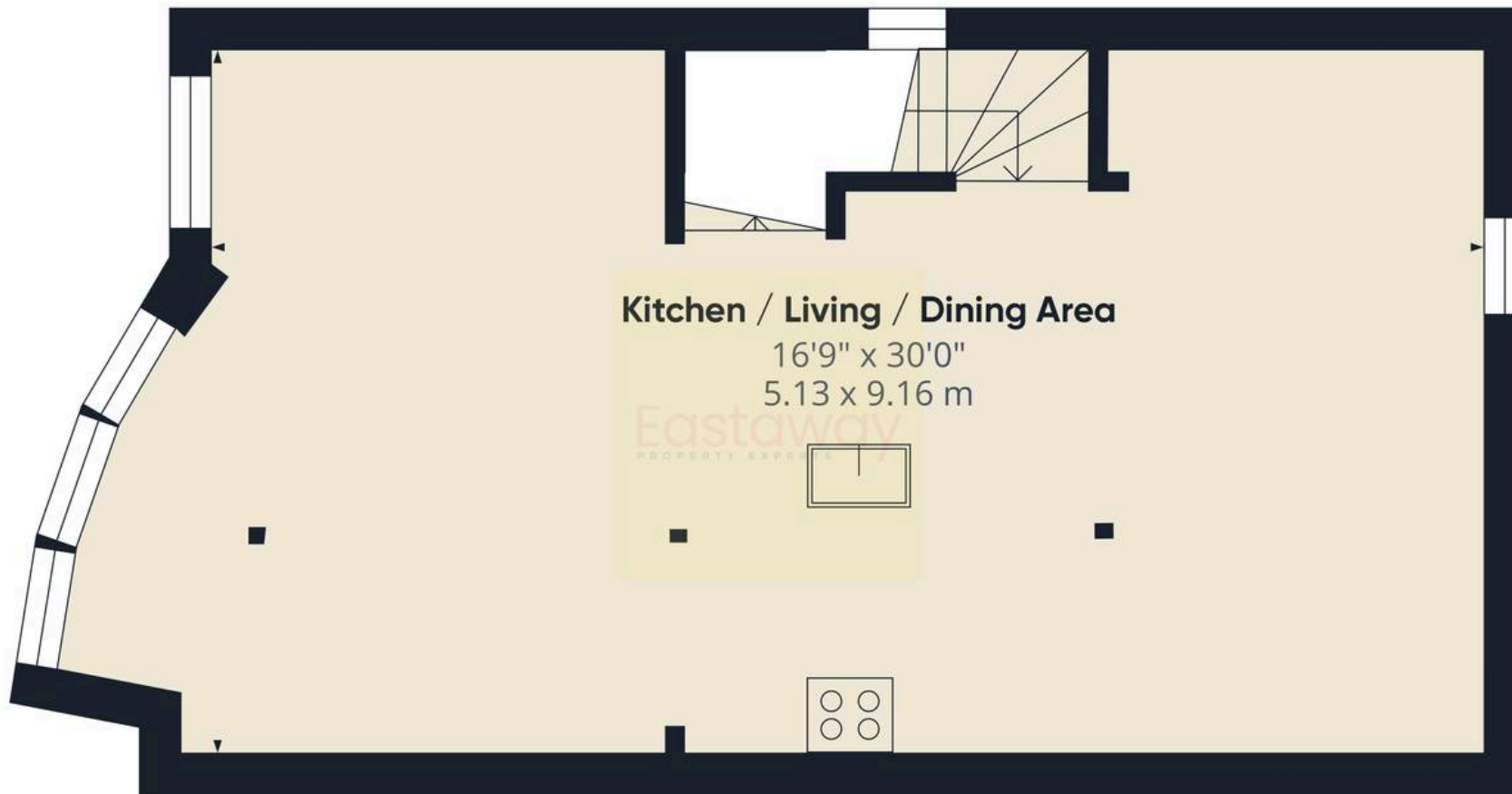
492.78 ft²

45.78 m²

(1) Excluding balconies and terraces

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Floor 1 Building 1

Approximate total area⁽¹⁾

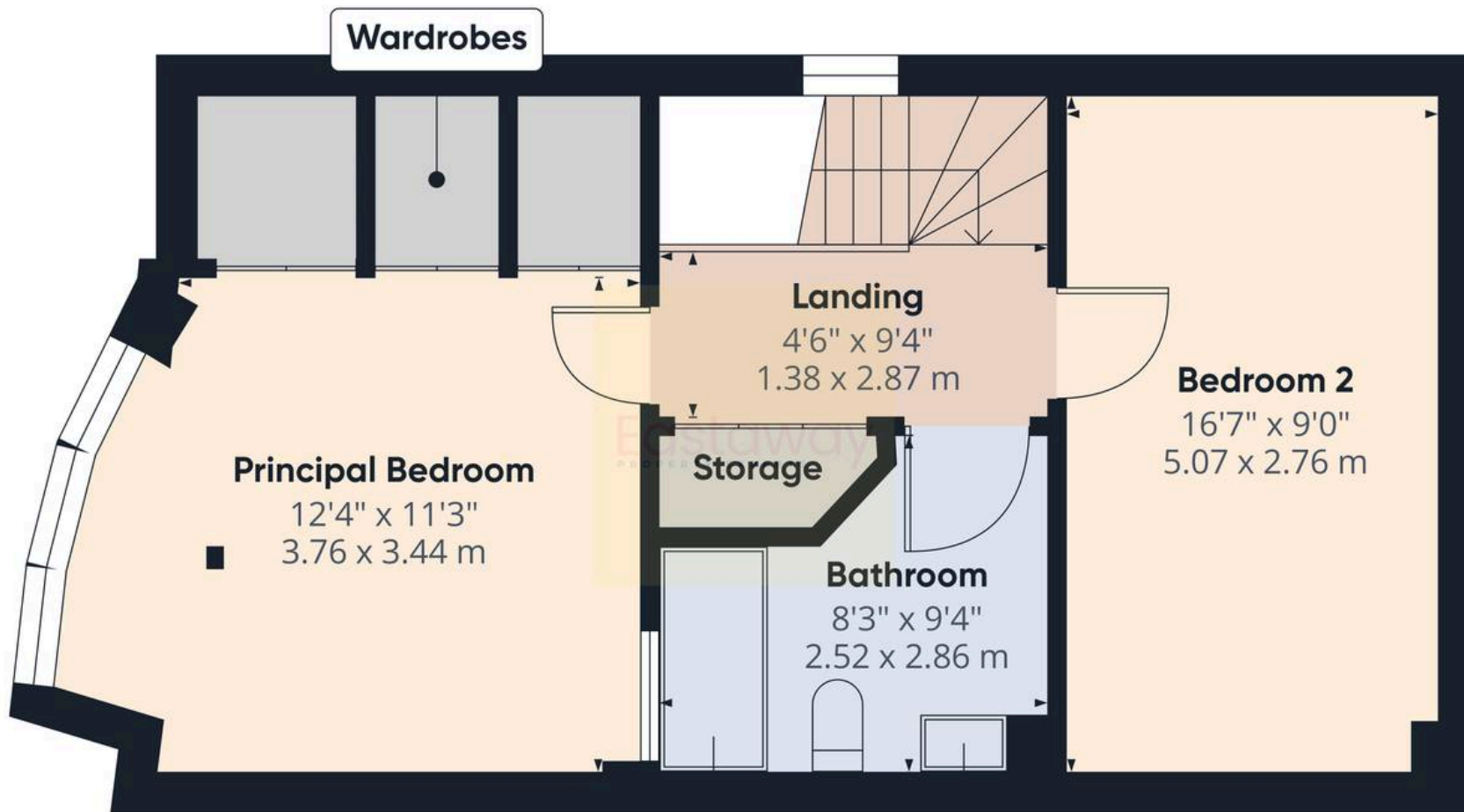
488.79 ft²

45.41 m²

(1) Excluding balconies and terraces

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Floor 2 Building 1

Approximate total area⁽¹⁾

466.4 ft²

43.33 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	73	
(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		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(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





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