



## Kelthorpe Close

Ketton, Stamford, PE9 3RS

**Price Guide £595,000**

Richardson

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Situated in this spacious, established close within the hamlet of Geeston, which over the years has merged with the popular village of Ketton, approximately 3 1/2 miles to the west of Stamford. The village has a highly regarded primary school, pub, village shop/post office, sports centre and gym. The property stands on a plot of approximately 0.2 acre with double width driveway and double garage with power doors. The property has been extended to the side and rear of the ground floor however subject to planning, a further extension could easily be accommodated if required. At present the property offers, reception porch, reception hall, cloakroom, kitchen breakfast room, utility, separate dining room with fireplace and extended living room with a gas fire. To the first floor there is a family bathroom and 5 bedrooms with the master having a shower room. The property has gas central heating and replacement double glazing. To the rear there are extensive gardens backing onto a tree belt with open fields beyond.

Entrance porch

Entrance hall

Cloakroom

Kitchen breakfast room  
15'7" x 8'11" (4.77m x 2.73m )

Utility  
8'11" x 7'9" (2.73m x 2.38m )

Dining room  
13'7" x 12'7" (4.15m x 3.85m)

Sitting room  
21'2" max x 19'1" max (6.47m max x  
5.82m max)

First floor landing

Bedroom  
13'7" x 12'7" (4.15m x 3.85m )





Ensuite shower room  
With macerator wc

Bedroom  
12'2" x 9'6" (3.71m x 2.9m)

Bedroom  
12'1" x 9'4" (3.7m x 2.86m )

Bedroom  
9'7" x 8'9" (2.93m x 2.67m)

Bedroom  
8'9" x 8'9" (2.69m x 2.67m)

Bathroom  
7'6" x 5'10" (2.3m x 1.8m )

#### External details

The property has a double width block paved driveway providing off road parking and leading to a double garage with power doors and personnel door to rear lobby which in turn leads to the utility room. Gated side access to the large rear garden principally laid to lawn with paved patio areas, mature shrubs and a backdrop of mature trees with open fields beyond. There is also a footpath beyond the rear boundary.

#### Council tax

Rutland County Council Tax Band E

#### Agents Notes

The property is offered with no chain.

#### Services

Mains gas, electricity, water & sewerage

#### Communication

Broadband: Ultrafast Full Fibre is available to the property.

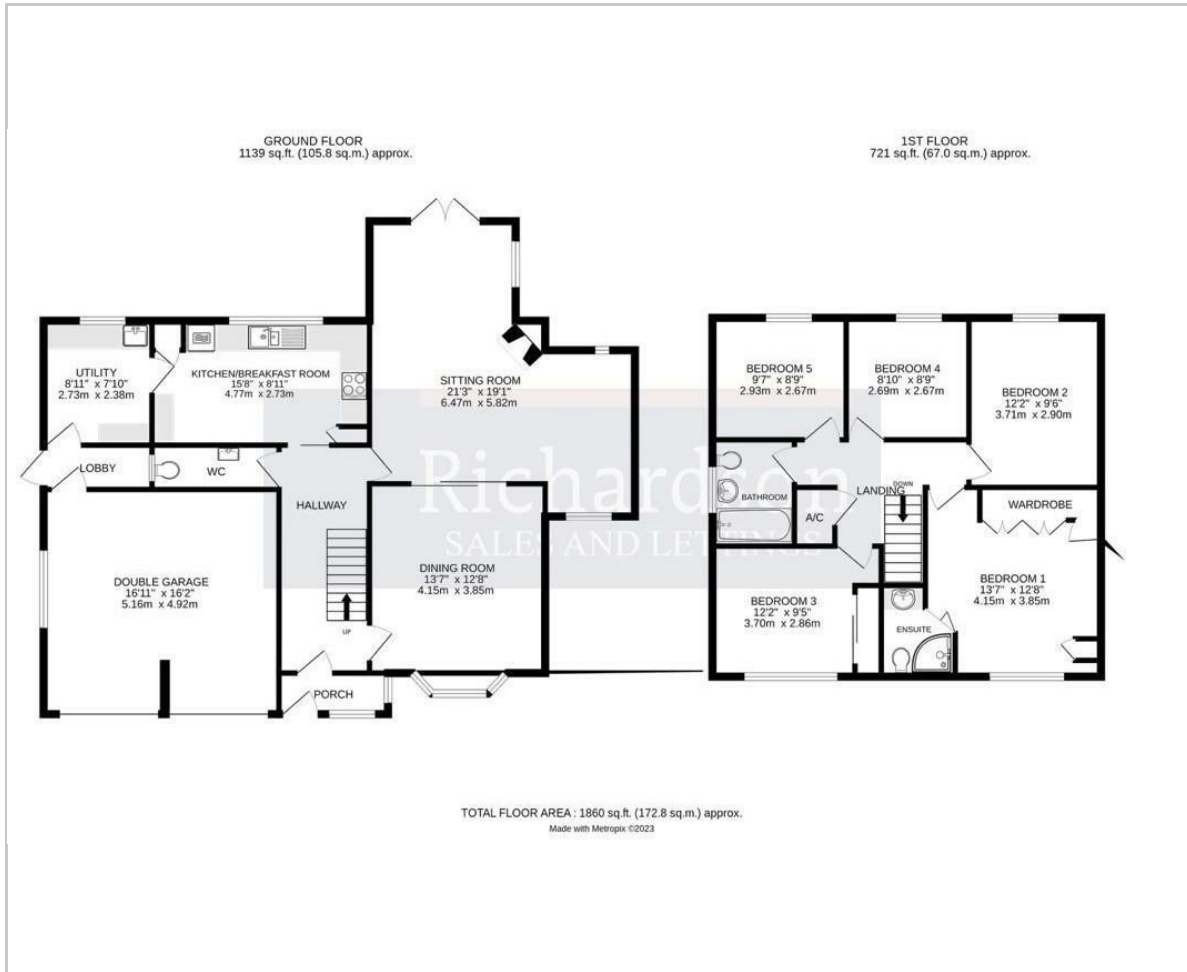
Mobile coverage: According to Ofcom mobile availability for the address is considered "OK Coverage " with EE, Three, Vodafone & O2

#### Viewing

By appointment only with Richardson  
0 1 7 8 0 7 6 2 4 3 3 o r  
post@richardsonsurveyors.co.uk



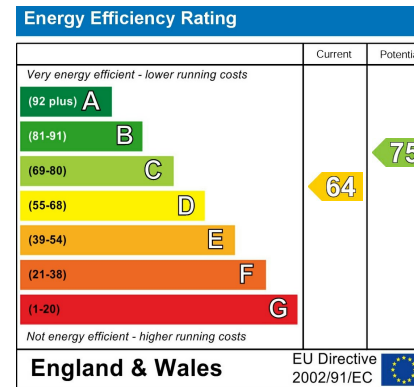
## Floor Plan



## Area Map



## Energy Efficiency Graph



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**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

**Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB**

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**01780 762433**