



Longbarn Mews, High Street

Ketton, PE9 3TP

**Asking Price £425,000**

Richardson

## Longbarn Mews, High Street

Ketton, PE9 3TP

Lovely stone property finished to a high standard combined with a quality specification, creating comfortable yet contemporary living space, with the character of a traditional property forming part of an elegant development of the original farmyard located in the heart of this thriving Rutland village. In brief, the accommodation comprises entrance hall with cloakroom and separate utility, large open plan living/kitchen/dining, and garden room gives a lovely flow with 2 pairs of French doors to the garden. To the first floor, 3 good bedrooms and a 4 piece bathroom. To the top floor, master bedroom with large ensuite shower room. Allocated parking for vehicles and enclosed gardens with a southerly aspect. The high finish includes Porcelanosa kitchen and flooring with extensive Porcelanosa work surfaces. The kitchen is generously equipped with quality appliances incorporating the latest requirements for the modern kitchen. The 4 piece family bathroom and the ensuite to master are fitted with fine contemporary and classic white sanitaryware with Porcelanosa tiling to walls and floors. Multiple media points are pre-wired to accept integrated sound and full security systems. The heating systems are natural gas, with condensing boiler with underfloor heating to the ground floor with radiators supplying heat to the upper floors.

### Location

Ketton has good local amenities including a primary school, village shop/post office, public houses, church and sport amenities. The village lies approximately 4 miles south west of the historic market town of Stamford, which boasts excellent educational, retail and cultural facilities. The A1 road network (approx. 2 miles) provides good access to the cathedral city of Peterborough rail connections to London, Kings Cross (approx. 55 mins).





Ground floor

WC

Utility

5'11" x 4'7" (1.80 x 1.40)

Kitchen area

14'9" x 13'1" (4.5m x 3.99m)

Living Room

20'11" x 11'1" (6.4m x 3.4m)

Garden Room

11'5" x 8'2" (3.5m x 2.5m)

First Floor

Bedroom 2

14'9" x 10'9" max (4.5m x 3.3m max)

Bedroom 3

10'9" x 13'1" (3.3m x 4m)

Bedroom 4

9'10" x 9'10" (3m x 3m)

Bathroom

Second Floor

Bedroom 1

17'4" max x 13'1" max to uprights (5.3m max x 4m max to uprights)

En-suite

External details

Enclosed garden with parking.

Council Tax

Council Tax Band E - Rutland County Council

Communication

According to Ofcom mobile availability: EE, Three, O2 and Vodafone.

Broadband: According to Openreach: Superfast fibre is available

Services

All mains services are connected including gas

Viewing

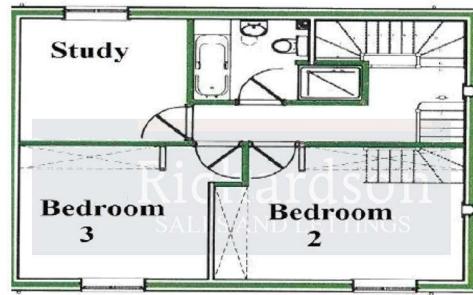
Strictly by appointment through Richardson. This property is currently tenanted.



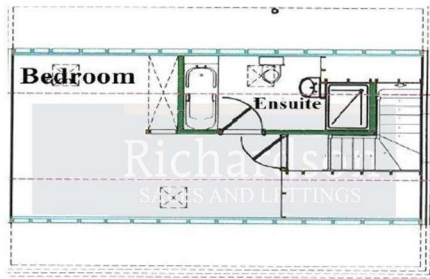
## Floor Plan



Ground Floor



First Floor

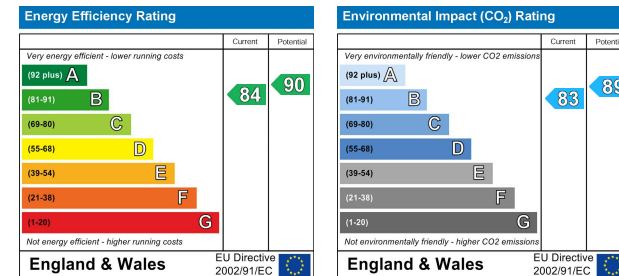


Second Floor

## 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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