



The Green

Ketton, Stamford, PE9 3RA

Price Guide £645,000

Richardson

The Green (No 5 & No 7)

Ketton, Stamford, PE9 3RA

An opportunity to acquire TWO attractive period cottages in the heart of this popular Rutland village with its renowned Primary School and wide range of facilities including Public House, excellent sports facilities and gym, approximately 4 miles to the west of Stamford town centre. There is the principal 4 bedroom cottage and a further 2 bedroom cottage within the grounds, ideal to use as an annex, as an air B & B or rental property. As this has its own entrance and garden area, this could easily be separated from the principal house giving the opportunity to be sold off at a later date. The smaller 2 bedroom cottage is full of character with open stone walling and beams and offers a reception porch opening up to a good size lounge diner, with window seat and a living flame gas fire to the stone fireplace. The kitchen has a free standing cooker and a range of storage units. To the first floor the master bedroom has built in wardrobes, there is the second bedroom and bathroom. Externally, the cottage also has a useful outbuilding. The principal 4 bedroom cottage (which started out as a primitive Methodist chapel), offers spacious accommodation combining an open plan feel and comfortable living space. A reception hall gives access to the sitting room with gas fire, a further large lounge diner with gas stove which opens up to the kitchen with built in appliances, rear lobby with door to the outside and through to the utility room and separate cloakroom. To the first floor there are 4 well proportioned bedrooms, 3 with built in wardrobes, and a family bathroom. The property sits on a generous plot with double gates opening to block paved hard standing and leading to detached double garage with power door and eaves storage and further storage to the side. Enclosed gardens with lawns and potting shed.

Principal Cottage

Reception hall

Sitting room
13'3" x 11'6" (4.06m x 3.53m)





Lounge/diner
17'7" x 15'1" (5.36m x 4.62m)

Kitchen
12'2" x 9'1" (3.71m x 2.77m)

Rear hall

Utility
6'10" x 5'10" (2.1m x 1.78m)

Shower room

First floor landing

Bedroom
12'11" x 10'11" (3.94m x 3.35m)

Bedroom
14'4" x 9'4" (4.37m x 2.87m)

Bedroom
12'9" x 9'4" (3.89m x 2.87m)

Bedroom
8'2" x 9'1" (2.49m x 2.77m)

Family bathroom

Double garage
17'3" x 16'9" (5.28m x 5.13m)

SEPARATE COTTAGE (No.5)

Entrance porch

Lounge diner
16'4" m x 12'10 (4.98m m x 3.91m)

Kitchen
7'10 x 6'4 (2.39m x 1.93m)

First floor landing

Bedroom
10'6 x 10'4 (3.20m x 3.15m)

Bedroom
8'4 x 7'6 (2.54m x 2.29m)

Bathroom

Outbuilding
11'9 x 8'8 (3.58m x 2.64m)



Council Tax

No 5 - Council Tax Band B (Rutland County Council)

No 7 - Council Tax Band E (Rutland County Council)

Services

All mains services are connected.

Communications - Principal House

According to Openreach Ultrafast Full Fibre is available

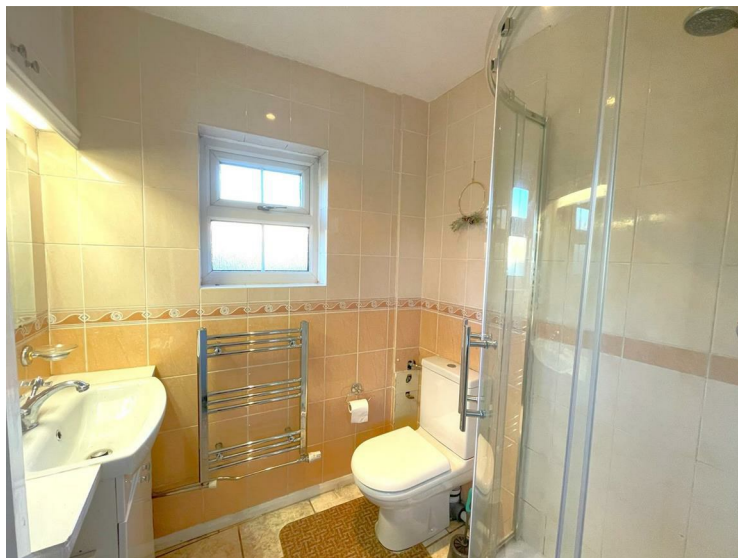
According to Ofcom: Mobile coverage is available with: EE, Three, Vodafone & O2

Communications - Cottage (No 5)

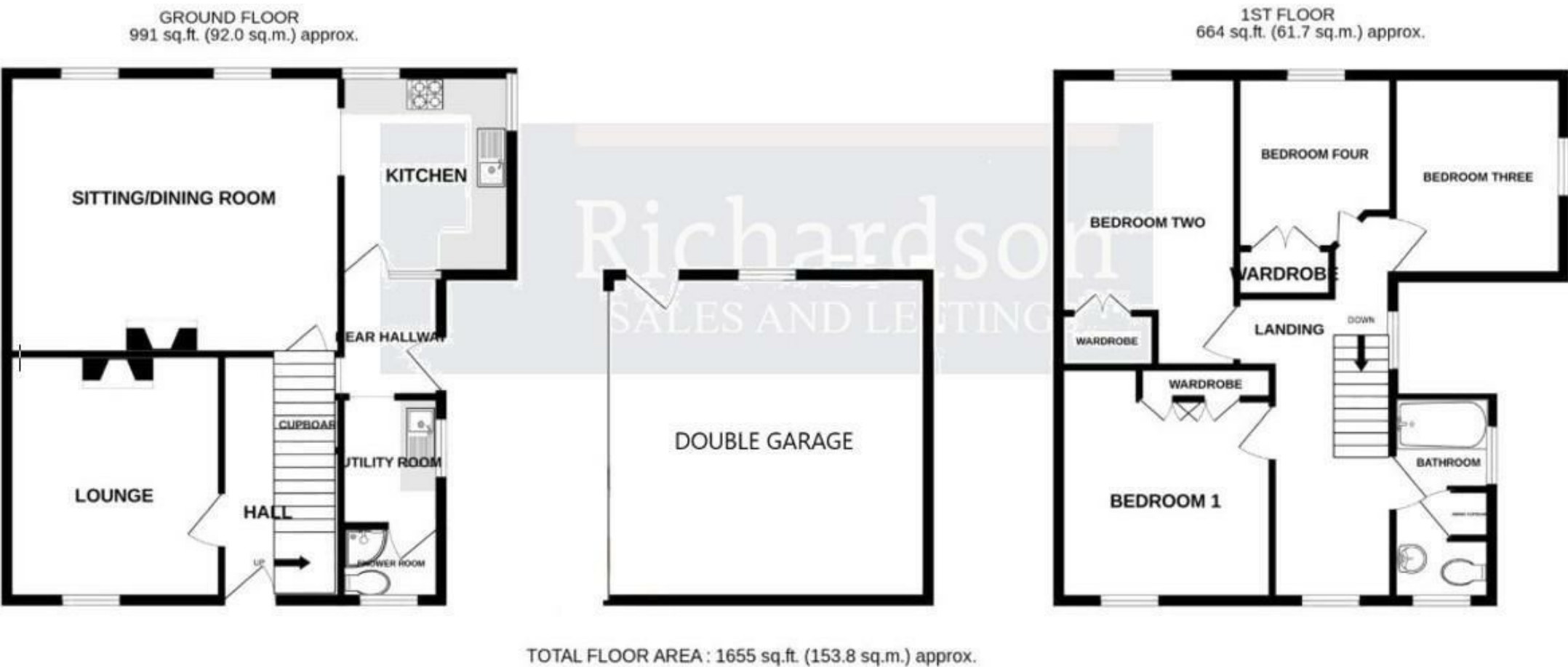
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Floor Plan - Principle Cottage (No 7)



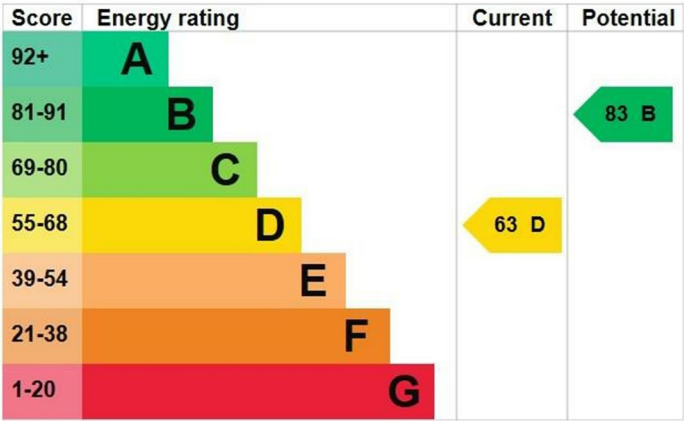
Floor Plan - Separate Cottage (No 5)



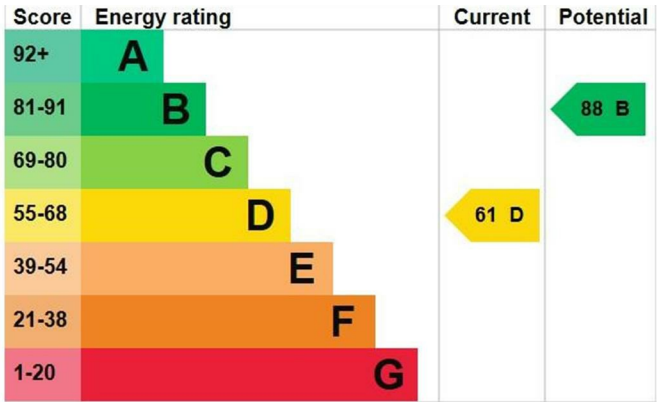
Area Map



Energy Efficiency Graph - No 7



Energy Efficiency Graph - No 5



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