



Aldgate

Ketton, Stamford, PE9 3TD

Price Guide £400,000

Richardson

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An attractive double fronted end of terrace stone cottage under a Collyweston roof, within this highly regarded area of Ketton which offers a wide range of amenities including a sought after primary school, sports facilities and local public house. The cottage is in need of updating but offers a superb opportunity to make a lovely home with the added benefit of a detached two storey barn to the front providing garaging, workshop and storage. Steps up from the garage/barn and off road parking lead to a pathway which passes through the good sized pretty cottage gardens to the front door. The entrance hall provides access to the cloakroom, boiler room, kitchen breakfast room and sitting room with open fire facility. To the first floor there are 3 bedrooms, 2 with built in wardrobes/cupboards, separate bathroom and cloakroom. The property has oil fired central heating, off road parking and a detached two storey barn currently used as a garage with loft store above. The property is offered with no chain.

Entrance hall

Cloakroom

Boiler room

Kitchen breakfast
15'4" x 12'3" (4.68m x 3.74m)

Sitting room
14'10" x 12'1" (4.53m x 3.7m)

First floor landing

Bedroom
15'4" x 12'1" (4.68m x 3.7m)

Bedroom
12'1" x 9'8" (3.7m x 2.95m)

Bedroom
9'1" x 8'11" (2.79m x 2.74m)





Bathroom

Separate cloakroom

External details

The property is slightly elevated and set back from the quiet lane with off road parking and steps up to the lovely gardens with well stocked flower beds and a useful adjoining small shed.

Detached barn/garage

Two storey stone built barn with Collyweston roof with:

Garage 4.68m x 3.32m with up and over door and steps up to the loft store. Attached to the side is the outbuilding 4.68m x 2.15m which houses the oil tank.

Tenure

Freehold with vacant possession

Services

Mains sewerage, electricity, & water. Oil fired central heating

Council Tax

Rutland District Council Tax Band E

Communications

According to Ofcom: Ultrafast Full Fibre is available

According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

Agents notes

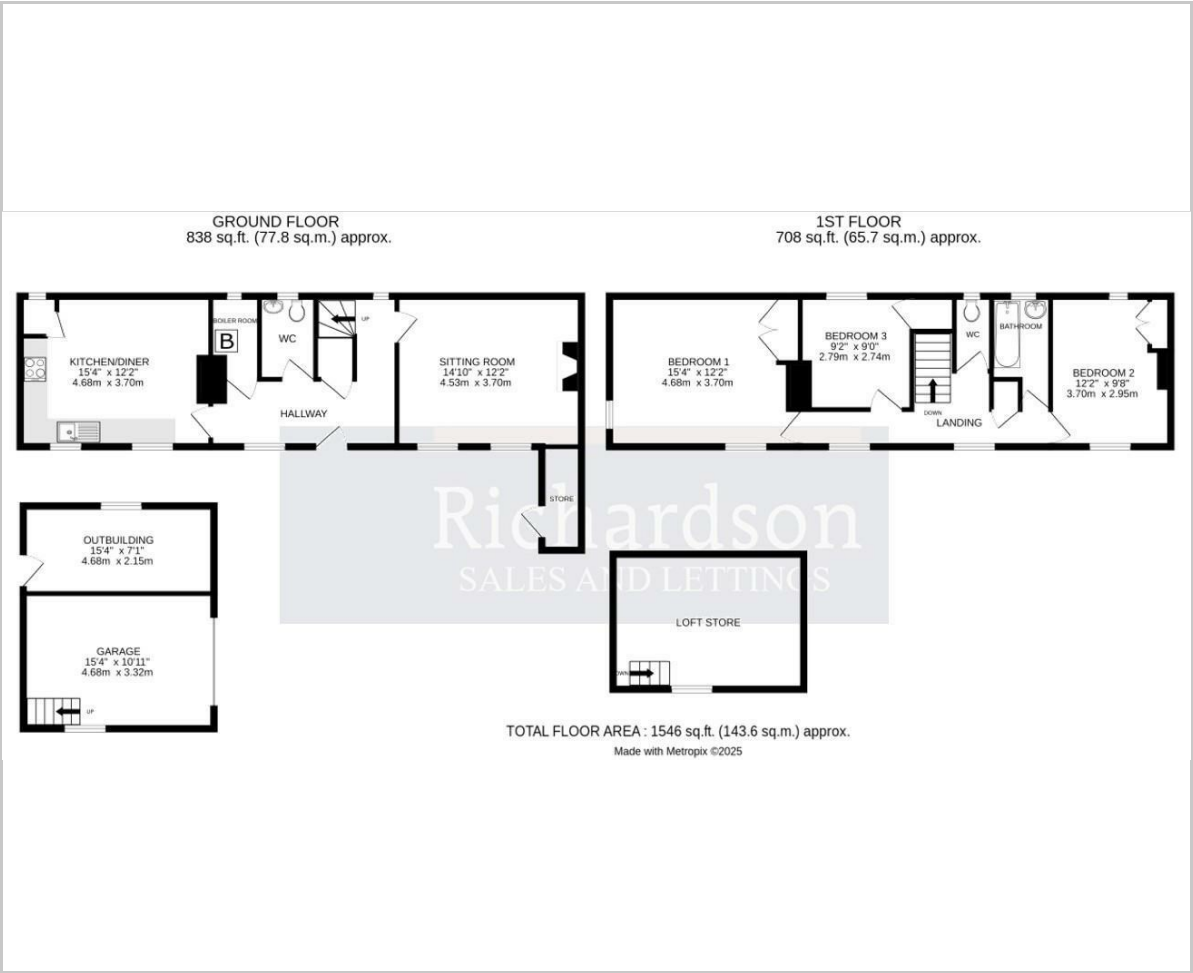
The property is in the Conservation area but is not Listed. At the time of first marketing the papers are lodged with the Probate office and the vendors are awaiting Grant of Probate. Under the Estate Agents Act of 1979 we hereby give notice that a member of staff at Richardson is related to the vendor.

Viewing

Telephone appointment with Richardson
post@richardsonsurveyors.co.uk



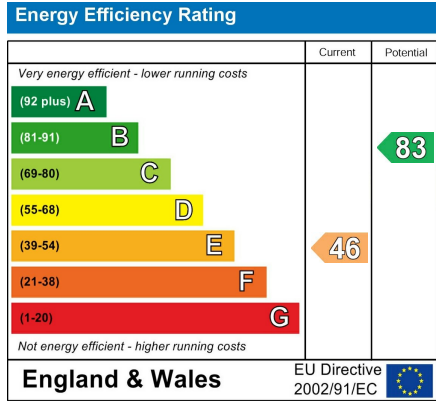
Floor Plan



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.