



The Green

Ketton, Stamford, PE9 3RA

Price Guide £420,000

Richardson

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An opportunity to acquire an attractive period house 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. The 4 bedroom house (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. The property is vacant with no chain.

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)

Council Tax
Council Tax Band E (Rutland County Council)

Tenure
Freehold

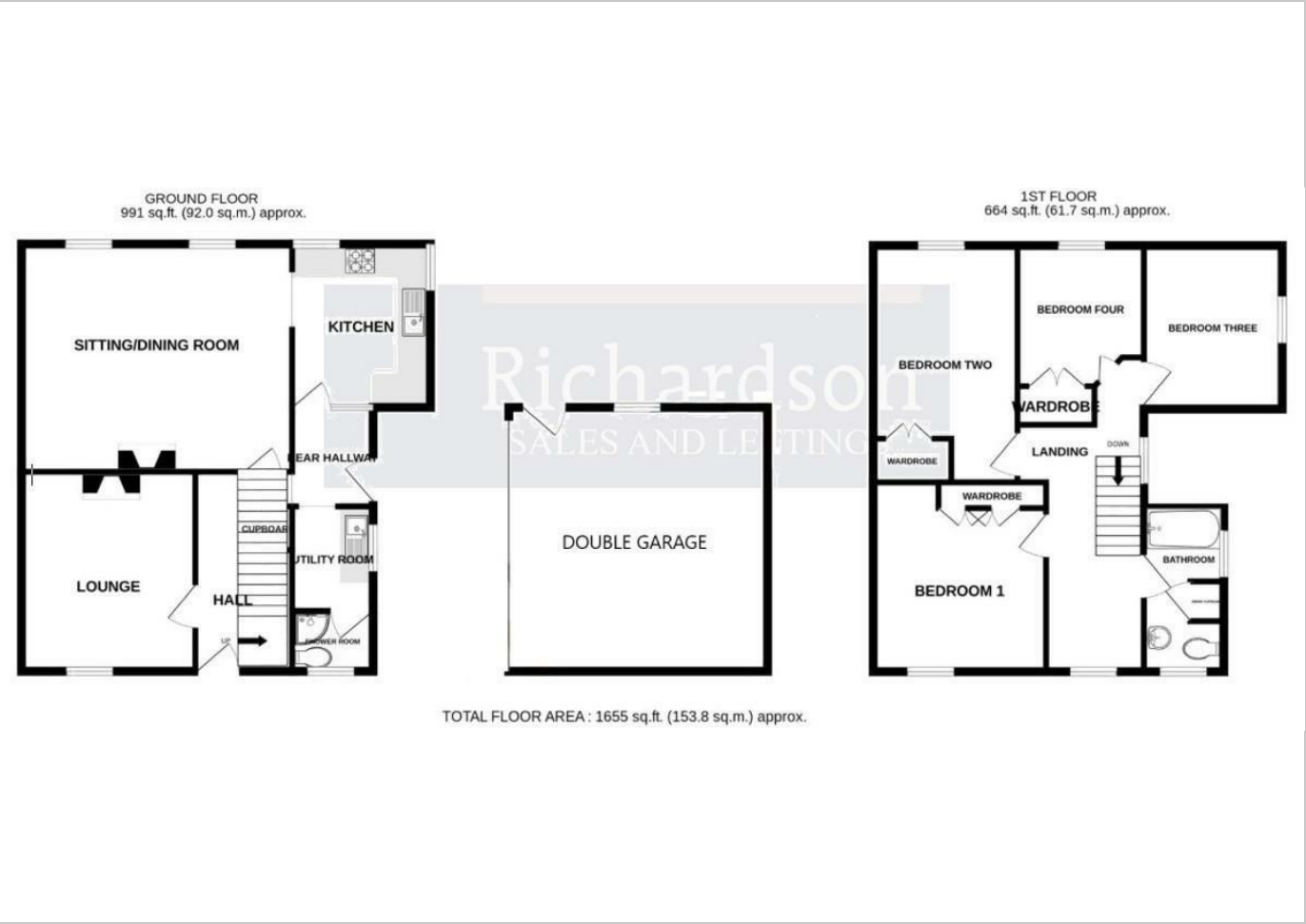
Services
All mains services are connected.

Communications
According to Openreach Ultrafast Full Fibre is available
According to Ofcom: Mobile coverage is available with: EE, Three, Vodafone & O2

Viewing
Telephone appointment with Richardson.
post@richardsonsurveyors.co.uk



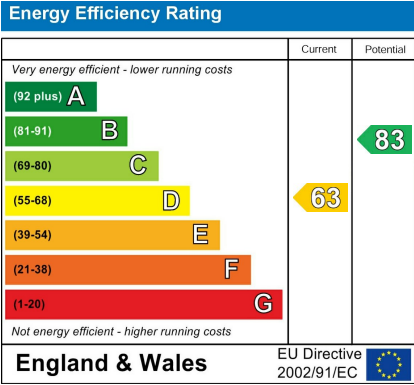
Floor Plan



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.

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

www.richardsonsurveyors.co.uk

01780 762433