

The Green Ketton, Stamford, PE9 3RA

**Price Guide £420,000** 



### The Green

Ketton, Stamford, PE9 3RA

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

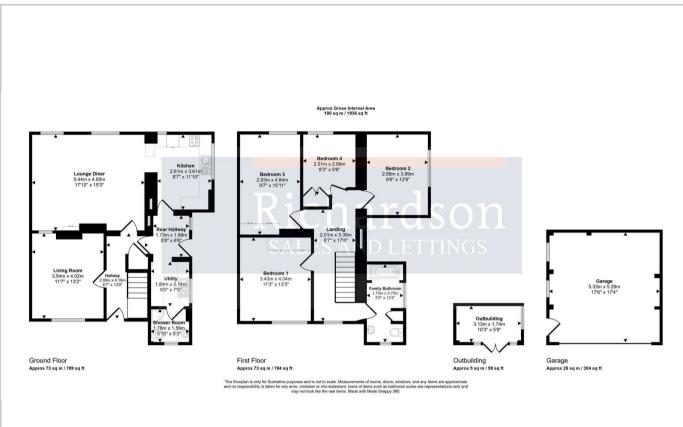
According to Openreach Ultrafast Full Fibre is available

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

# Viewing

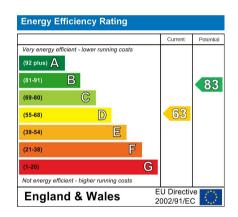
Telephone appointment with Richardson. post@richardsonsurveyors.co.uk

Floor Plan Area Map





## Energy Efficiency Graph



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