



43B Lane End

KETTON

ALDGATE, KETTON

Number 43B Lane End offers a rare opportunity to acquire an impeccably refurbished detached residence, nestled in one of Ketton's most serene and desirable locations. This individual home exudes charm and elegance, with thoughtfully designed accommodation arranged over two floors, all set within beautifully landscaped gardens that surround the property.

Approached via electrically operated timber gates, a sweeping block-paved driveway leads to a substantial detached double garage, flanked by raised lawns and meticulously maintained ornamental borders. The gardens are a key feature of the property, providing a private and tranquil setting with a summer house tucked into a corner—perfect for enjoying the surroundings. A charming garden gate opens to a delightful seating area, ideal for casual entertaining or summer barbecues, while a stone pathway meanders around to the rear of the home, revealing a stunning outdoor dining terrace.





Step Inside

Stepping into the home, you are welcomed by a spacious hallway, where elegant stone floor tiles flow through the majority of the ground floor, lending a sense of continuity and style. The hall provides access to three distinct reception rooms, a beautifully appointed kitchen, and a guest cloakroom.

The home office, positioned at the front of the property, offers a peaceful and private workspace with lovely views across the front elevation. The living room is a particularly impressive space, bathed in natural light from its triple-aspect windows. French doors open seamlessly to the outdoor dining terrace, creating a perfect blend of indoor and outdoor living. A handsome stone fireplace, complete with a wood-burning stove, forms the heart of the room, providing a warm and inviting focal point.





Adjacent to the living room, the spacious dining room is ideal for entertaining, featuring a charming feature fireplace and views over the rear garden. Its convenient proximity to the kitchen allows for a natural flow, making it perfect for family gatherings. The kitchen itself is a chef's dream, combining style with practicality. Fitted with a range of high-quality Neff appliances, stylish Quartz work surfaces, and extensive cabinetry that extends to a peninsula island with a breakfast bar, the kitchen also offers a versatile area for casual dining or as a comfortable seating area. The adjoining utility room, finished to the same high standard, houses the gas central heating boiler and provides additional storage space, with a door leading outside.

The guest cloakroom, with its well-appointed fittings, completes the ground floor accommodation.







First Floor

A staircase leads to a galleried landing, setting the scene for the first floor accommodation. Four generously proportioned double bedrooms offer peaceful space and comfort. The principal suite offers a luxurious en suite shower room and walk-in wardrobes, creating a private and serene retreat.

The guest bedroom, situated adjacent to the family bathroom, enjoys built-in wardrobes and picturesque views over the rear garden. Two further double bedrooms, each with their own fitted wardrobes, complete the first floor, offering flexibility for family or guests.





Grounds

The grounds that surround this home are a true haven, with expansive lawned areas adorned with a variety of mature plants and shrubs. The rear features a delightful stone terrace, perfect for al fresco dining and enjoying the peaceful surroundings. The summer house, set in a secluded corner, provides a tranquil escape, while the stone pathway leads to various hidden spots, inviting you to explore and relax. A further sheltered terrace area is an ideal spot to entertain friends, offering a welcoming space for barbecues and social gatherings in all seasons.

Local Amenities

The property is in the village of Ketton, close to historic Stamford and surrounded by beautiful Rutland countryside. The village has an outstanding-rated primary school, a local shop, Post Office, large playground, cricket club, community centre, two churches and an award winning pub, while Stamford has excellent amenities, including a range of high street and independent retailers and a selection of cafés, restaurants and pubs. Independent schooling in the area includes Stamford Junior School and Stamford Endowed Schools.

The village is 3.8 miles from Stamford town centre and three miles from the A1. Stamford's station provides services to Peterborough (connecting to London Kings Cross services in approximately 46 mins) and to Cambridge.

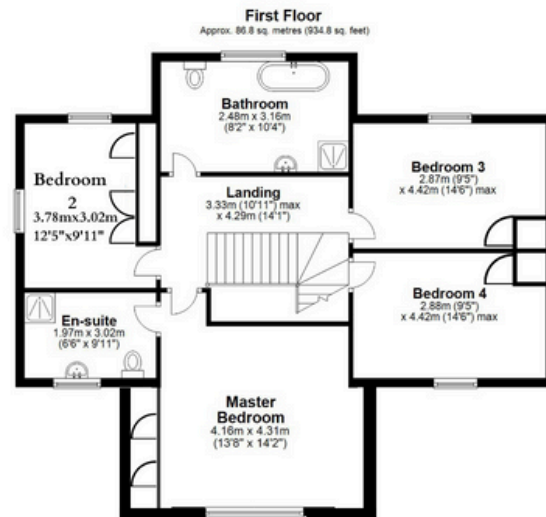


43B Lane End, Aldgate, Ketton, Rutland, PE9 3TD

Total area: approx 212.6 sq. metres (2288.1 sq. feet)



Floorplan



Total Area Approx:
212.6 sq m / 2288.1 sq ft
Ground Floor: 125.7 sq m / 1353.3 sq ft
First Floor: 86.8 sq m / 934.8 sq ft

Fixtures & Fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

Services

Mains water, drainage, and electric are understood to be connected. The property has gas fired central heating. None of the services nor appliances have been checked by the agent.

Finer Details

Local Authority: Rutland County Council
Council Tax Band: F

Tenure: Freehold
Possession: Vacant upon completion

EPC Rating: 74 | C
EPC Rating Potential: 83 | B

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



Digby & Finch

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