



Connells

The Long Barn Mews
Ketton Stamford

The Long Barn Mews Ketton Stamford PE9 3TP

for sale Guide price
£550,000 to £560,000



Entrance Hall

Half glazed, double glazed door into the entrance hall. Ceramic tiled flooring with underfloor heating (digital control), staircase to first floor landing, smooth ceiling with recess lighting and mains fed smoke alarm. Doors off onto lounge and kitchen/dining/family room.

Lounge / Diner

21' 10" x 13' max (6.65m x 3.96m max)

TV and two telephone points, laminate flooring with underfloor heating (digital control), smooth ceiling with recess lighting, UPVC double glazed window to the front and UPVC double glazed French doors onto the rear garden.

Kitchen / Breakfast / Family

29' 11" x 12' 7" (9.12m x 3.84m)

Comprising a range of wall and base level units, concealed lighting to the wall units, one and half sink with mixer tap over, marble worktop and drainer. Built in Siemens oven, grill, five ring induction hob with stainless steel splashback and extractor, microwave and dishwasher. Space for an American style fridge freezer. Ceramic tiled flooring with underfloor heating, door into understairs storage cupboard, TV point, smooth ceiling with recess lighting, UPVC double glazed doors into conservatory and door into cloakroom/utility.

Utility / Cloakroom

10' 11" max x 5' 7" max (3.33m max x 1.70m max)

Worktop with circular sink and mixer tap over. Plumbing for washing machine, gas boiler (servicing the hot water and central heating system), a wash hand basin with mixer tap over and a WC with dual flush. Ceramic tiled flooring, smooth ceiling with recess lighting and extractor. UPVC double glazed window to the rear.

Glass Room

13' 11" x 7' 11" (4.24m x 2.41m)

With fully opening sliding doors and a glass roof.

First Floor Landing

Radiator, door into walk in storage room/wardrobe with light, smooth ceiling with recess lighting, mains fed smoke alarm, laminate flooring, staircase to second floor landing and doors off onto bedrooms two, three, four and family bathroom.

Bedroom Two

12' 9" x 12' 7" max (3.89m x 3.84m max)

Radiator, telephone point, double doors into fitted wardrobe, smooth ceiling, UPVC double glazed window to side and door through to the en suite.

En Suite

9' 8" x 7' 6" (2.95m x 2.29m)

Being half tiled and comprising a three piece suite to include a shower cubicle with mains fed shower, a wash hand basin with mixer tap over and a WC with dual flush. Heated towel rail, ceramic tiled flooring, smooth ceiling with recess lighting, extractor and double glazed skylight.

Bedroom Three

15' 10" x 8' 8" (4.83m x 2.64m)

Radiator, laminate flooring, smooth ceiling and UPVC double glazed window to rear.

Bedroom Four

14' 4" x 9' 10" (4.37m x 3.00m)

Radiator, laminate flooring, smooth ceiling and UPVC double window to the rear.

Family Bathroom

9' 11" x 7' (3.02m x 2.13m)

Being half tiled and comprising a four piece suite to include a bath with mixer tap over, extendable shower hose, a wash hand basin with mixer tap over, a WC with dual flush and a shower cubicle with bifold door and mains fed shower fitted. Ceramic tiled flooring, heated towel rail, extractor, smooth ceiling with recess lighting and frosted UPVC double glazed window to the front.

Second Floor Landing

Smooth ceiling with recess lighting and mains fed smoke alarm. Door into master bedroom.

Master Bedroom

13' 11" x 10' 7" exc entrance area (4.24m x 3.23m exc entrance area)

Laminate flooring, door through into walk in storage cupboard, dressing area which leads into the main room. Radiator, double doors into fitted wardrobe, TV point, smooth ceiling with recess lighting, UPVC double glazed window to side, double glazed sky light and door through to the en suite.

En Suite

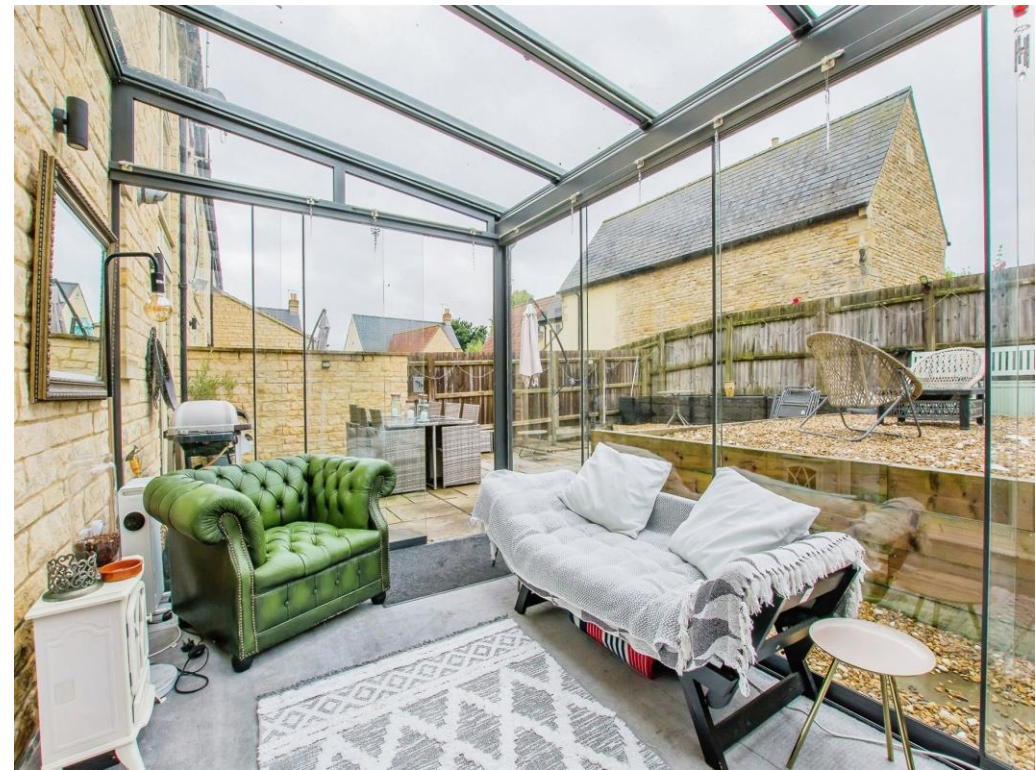
12' 8" max x 9' 8" max (3.86m max x 2.95m max)

Being half tiled and comprising a four piece suite to include a bath with mixer tap over and extendable hose, a wash hand basin with mixer tap over, WC with dual flush and a shower cubicle with mains fed shower fitted. Heated towel rail, smooth ceiling with recess lighting and extractor. Double glazed skylight.

Outside

A granite gravelled and block paved area to the front which provides off road parking and which leads to the front door. Further allocated parking space.

Gated access to the rear garden which is landscaped over different levels with a paved patio area, gravelled ornamental area and lawn area. Outside tap, sensor security light. The garden is surrounded by a Stamford stone wall and timber built fence.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01733 579412
E werrington@connells.co.uk

Unit 6 Staniland Way Werrington
 PETERBOROUGH PE4 6NA

EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/WRN305180



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WRN305180 - 0005