

## Northwick Road

Ketton, PE9 3SD

Finished to a high standard throughout this 3 bedroom property is set within the ever popular village of Ketton. The generous accommodation was previously refurbished throughout by the current owners and includes a fully fitted open plan kitchen/diner, generous living room, 3 good sized bedrooms, a bathroom and separate En-suite as well as a further WC. With parking to the rear and a fully enclosed garden this really must be viewed to fully appreciate all it has to offer.

£1,475 PCM

# Northwick Road

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- Top Quality Finish Throughout
- Fully enclosed Rear Garden
- Large Double Garage & Off street Parking
- EPC Rating - D
- Fantastic 25' Fully Fitted Kitchen/Family/Dining Room
- 2 Further Bedrooms & Family Bathroom
- Underfloor Heating (Part)
- Master Bedroom with Ensuite Shower
- Separate Utility and Cloakroom
- Available beginning of May 2024

## Entrance Hall

7'6" x 10'10" max (2.29 x 3.30 max)

## Cloakroom

6'2" x 4'0" (1.88 x 1.22)

## Bedroom

10'1" x 6'8" (3.07 x 2.03)

## Kitchen/Dining/Family Room

25'4" x 15'0" (7.72 x 4.57)

## Inner Hall

## Master Bed

11'8" x 11'0" (3.56 x 3.35)

## Bathroom

8'2" x 6'1" (2.49 x 1.85)

## Living Room

15'1" x 12'6" (4.60 x 3.81)

## Ensuite

3'8" x 7'8" (1.12 x 2.34)

## Utility Room

10'10" x 3'0" (3.30 x 0.91)

## Bedroom

11'9" x 11'0" (3.58 x 3.35)



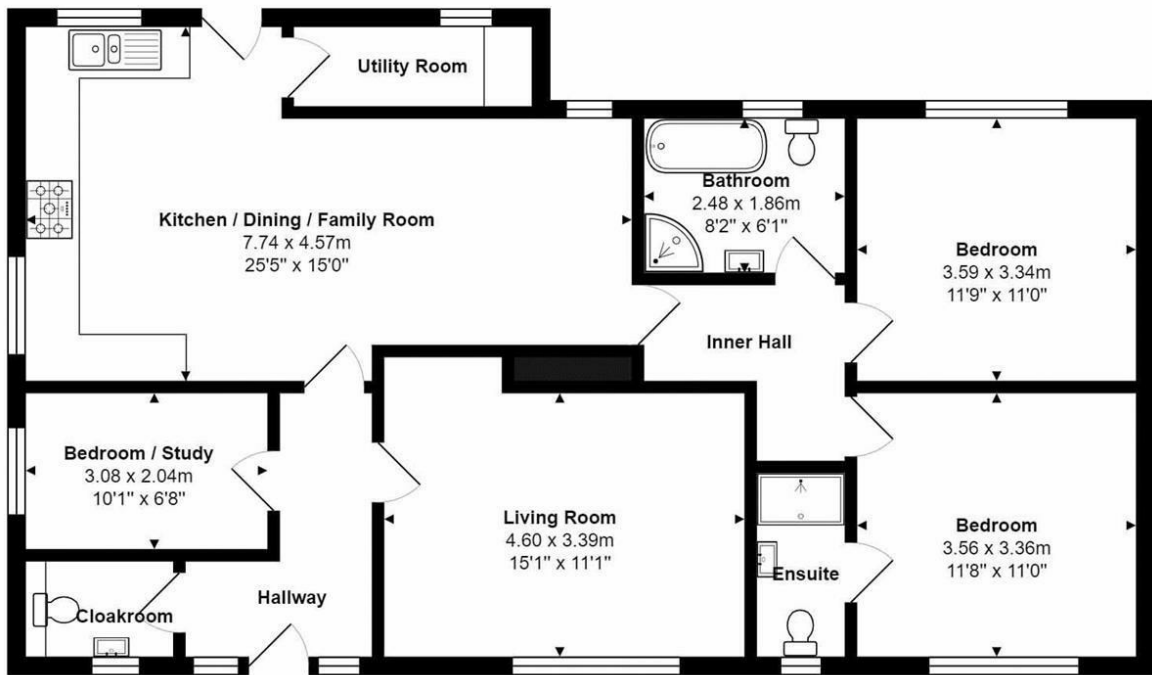
## Directions

Please use the following postcode for Sat Nav guidance - PE9 3SD





# Floor Plan



Total Area: 104.9 m<sup>2</sup> ... 1129 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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2-3 St Johns Street, Stamford, Lincs, PE9 2DA  
 Tel: 01780 750000 Email: [info@goodwinproperty.co.uk](mailto:info@goodwinproperty.co.uk) [goodwinproperty.co.uk](http://goodwinproperty.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	