

## Aldgate

Ketton, PE9 3TD

Situated in the peaceful hamlet of Aldgate, adjacent to the ever-popular Rutland village of Ketton, is this stone built home that offers beautifully presented accommodation throughout. The property has been much improved in recent years by the current owner, including a stunning refitted kitchen by Stamford's renowned NGI Design.

£359,995

# Aldgate

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- Beautifully Presented 3 Bedroom Home
- Garden Room
- Private Courtyard Garden
- Quiet Location adjacent to Ketton Village
- Master Bedroom with En-Suite
- Allocated Off Road Parking for 2 Vehicles
- Stunning Refitted Kitchen
- 2 Further Double Bedrooms
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

## Entrance Hall

2'9" x 12'6" (0.84m x 3.81m)

## Hall

14'9" x 6'0" (4.50m x 1.83m)

## Lounge

11'8" x 11'8" (3.56m x 3.56m)

## Kitchen Breakfast Room

12'11" x 11'10" (3.94m x 3.61m)

## Garden Room

12'11" x 8'10" (3.94m x 2.69m)

## Landing

## Bedroom 1

8'1" x 15'1" (2.46m x 4.60m)

## En-Suite

5'10" x 6'0" (1.78m x 1.83m)

## Bedroom 2

7'8" x 15'4" (2.34m x 4.67m)

## Bedroom 3

9'11" x 10'5" (3.02m x 3.18m)

## Family Bathroom

5'7" x 7'8" (1.70m x 2.34m)

Driveway Parking for 2 Vehicles

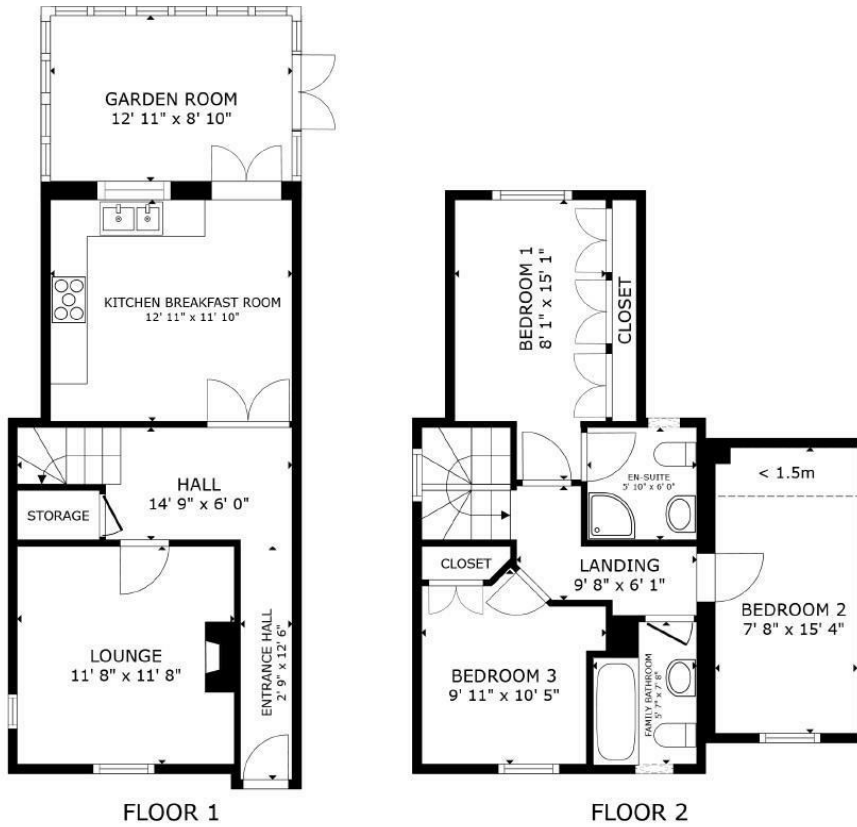


## Directions

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



# Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1 426 sq.ft. FLOOR 2 496 sq.ft.  
 EXCLUDED AREAS : GARDEN ROOM 115 sq.ft. REDUCED HEADROOM 20 sq.ft.  
 TOTAL : 922 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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) <b>A</b>			86
(81-91) <b>B</b>		73	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	