



Bull Lane

Ketton, PE9 3TB

Quoit Cottage really is a quintessentially charming 2 bedroom stone cottage hidden away in the centre of the popular Rutland village of Ketton. This character property is built of local stone and is discretely positioned with a fabulous south west facing cottage garden. The cottage also benefits from Little Quoit, a 1 bedroom self contained Annexe that is also full of character and charm. This unique home with Off Street Parking and a Garage, really must be viewed to appreciate the charm on offer.

£475,000

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- Beautiful 2 Bedroom Character Cottage
- Sought After Rutland Village
- Annexe - Living Room, Kitchen, Shower & Galleried Bedroom
- With 1 Bedroom Annexe Cottage
- Main Cottage - 2 Reception Rooms, Kitchen
- Single Garage & Driveway
- Stunning Cottage Gardens
- 2 Double Bedrooms & 2 Bathrooms
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

3'11" x 8'6" (1.19m x 2.59m)

Dining Room

13'7" x 12'3" (4.14m x 3.73m)

Hallway

Lounge

15'3" x 12'3" (4.65m x 3.73m)

Kitchen

19'11" x 7'1" (6.07m x 2.16m)

Bathroom

7'0" x 10'5" (2.13m x 3.18m)

Landing

8'6" x 8'3" (2.59m x 2.51m)

Bedroom 1

11'6" x 12'3" (3.51m x 3.73m)

Bedroom 2

9'5" x 12'3" (2.87m x 3.73m)

WC

Annexe

Living Room

14'4" x 8'3" (4.37m x 2.51m)

Kitchen

7'6" x 6'2" (2.29m x 1.88m)

Shower Room

7'8" x 6'2" (2.34m x 1.88m)

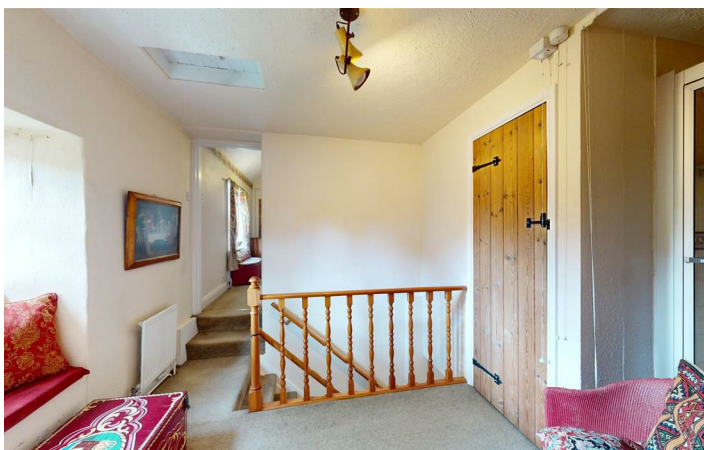
Galleried Bedroom

15'6" x 8'7" (4.72m x 2.62m)

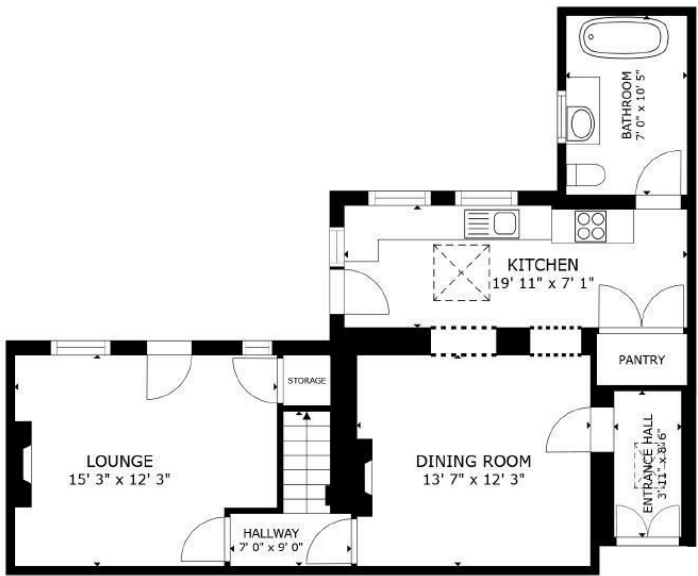


Directions

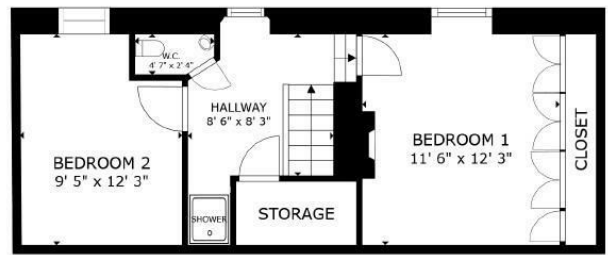
Please use the following postcode for Sat Nav guidance - PE9 3TB



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 708 sq.ft. FLOOR 2 417 sq.ft.
 TOTAL : 1,124 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 goodwinproperty.co.uk

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