



## High Street Ketton, PE9 3TE

Situated in sought after Rutland village location of Ketton, close to local amenities, popular schools and within easy access of the Georgian Market Town of Stamford. The property has been much improved and renovated in recent years by the current owners and now boasts an impressive open plan Kitchen/Living/Dining Room, Cosy Living room with wood burner, 3 Double Bedrooms, and open field views to the rear. VIEWING A MUST TO FULLY APPRECIATE

£495,000

# High Street

Ketton, PE9 3TE



- Beautifully Presented 3 Bedroom Detached Cottage
- Cosy Living Room
- Gardens to Front
- Sought After Rutland Village Location
- Bedroom 1 with En Suite on Ground Floor
- Off Road Parking for 3 Vehicles
- Impressive 31' Kitchen/Living/Dining Room
- 2 Further Double Bedrooms
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall  
12'9" x 10'2" (3.89m x 3.10m)

Cloakroom  
5'4" x 6'6" (1.63m x 1.98m)

Kitchen  
11'7" x 16'1" (3.53m x 4.90m)

Dining Room  
12'3" x 15'5" (3.73m x 4.70m)

Laundry  
6'7" x 6'4" (2.01m x 1.93m)

Hallway

Living Room  
10'11" x 14'5" (3.33m x 4.39m)

Bedroom 1  
15'11" x 10'7" (4.85m x 3.23m)

En Suite Shower Room  
7'2" x 5'10 (2.18m x 1.78m)

Landing

Bedroom 2  
10'11" x 14'10" (3.33m x 4.52m)

Bedroom 3  
12'9" x 10'1" (3.89m x 3.07m)

Bathroom  
8'8" x 5'9" (2.64m x 1.75m)



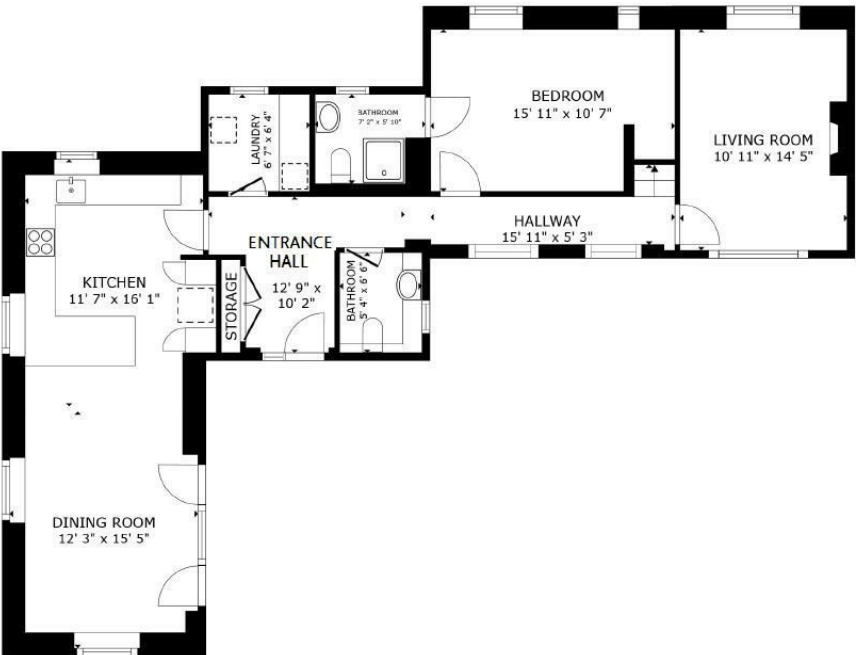
Directions

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

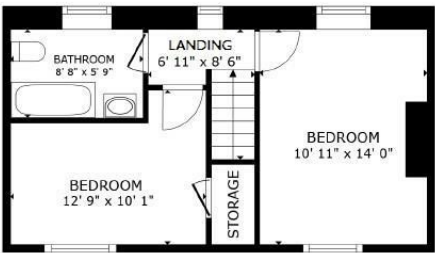




Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 983 sq.ft. FLOOR 2 388 sq.ft.  
TOTAL : 1,372 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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