



The Green Ketton, PE9 3RA

A beautifully presented period stone cottage occupies a pleasant position on The Green, within the heart of the sought-after Rutland village of Ketton. Offering stylish and characterful accommodation arranged over two floors, the property has been thoughtfully presented throughout in a range of natural tones and benefits from a bespoke kitchen, two double bedrooms, with both benefiting from their own bathroom facilities, together with attractive gardens and excellent village amenities close by.

£400,000

The Green

Ketton, PE9 3RA



- Charming period stone cottage
- Situated in the heart of Ketton village
- Two double bedrooms
- Both bedrooms benefit from en-suite facilities
- Separate lounge and dining room
- Fitted kitchen and useful utility room
- Attractive established enclosed garden
- Driveway Parking for 2/3 vehicles
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

4'2" x 4'1" (1.27m x 1.24m)

Cloakroom

4'1" x 2'7" (1.24m x 0.79m)

Lounge

12'0" x 12'1" (3.66m x 3.68m)

Dining Room

10'4" x 13'11" (3.15m x 4.24m)

Kitchen

9'10" x 7'10" (3.00m x 2.39m)

Utility/Boot Room

13'11" x 6'0" (4.24m x 1.83m)

Landing

2'8" x 2'9" (0.81m x 0.84m)

Bedroom 1

10'1" x 11'10" (3.07m x 3.61m)

En Suite Bathroom

9'9" x 7'2" (2.97m x 2.18m)

Bedroom 2

12'0" x 9'3" (3.66m x 2.82m)

En Suite Shower Room

5'0" x 6'0" (1.52m x 1.83m)

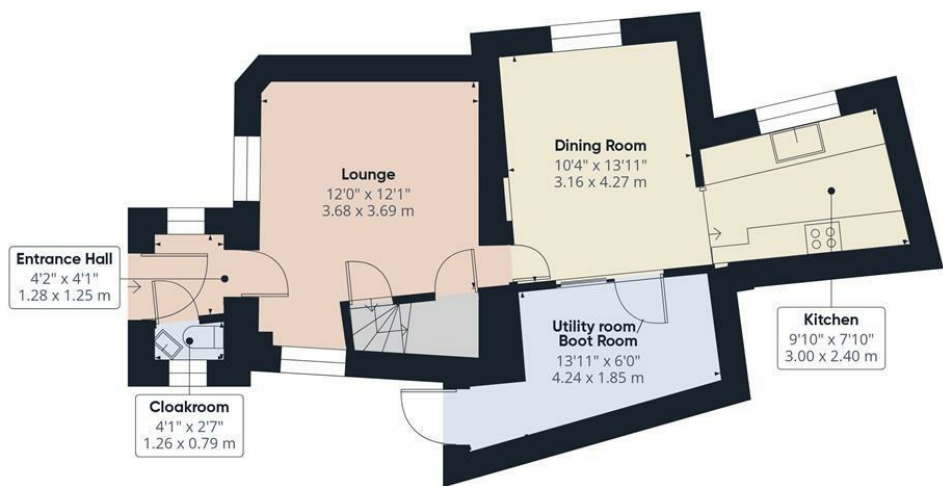


Directions

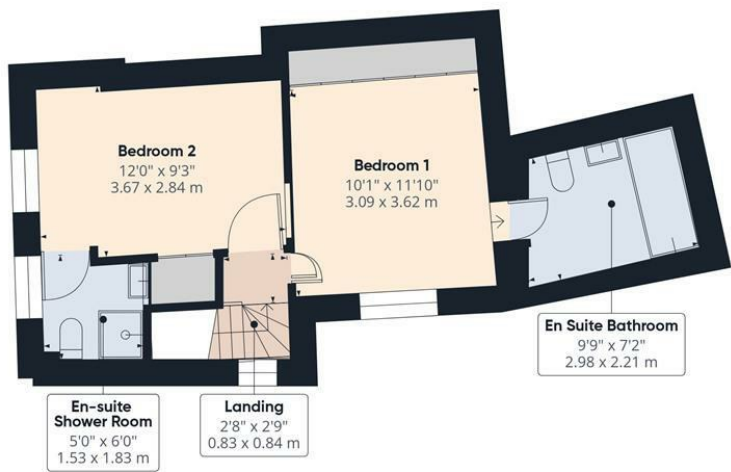
Please use the following postcode for Sat Nav guidance - PE9 3RA The Green is situated in the heart of Ketton, a historic Rutland village located approximately 3.5 miles from Stamford. The village has a good range of amenities including a village shop and Post Office, primary school, library, pubs, sports and community centre and a number of green spaces and walking routes.



Floor Plan



Ground Floor



Floor 1

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.

REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC