



Wytchley Road, Ketton

 **NEWTON FALLOWELL**

 3  2  3

Key Features

- Extended Three Bedroom Detached Family Home
- Great Downstairs Accommodation
- Three Generous Bedrooms
- Large South Facing Rear Garden
- Highly Sought After Village Location
- Quiet Cul De Sac Position
- Council Tax Band - C
- EPC Rating D
- Freehold

£425,000





An extended detached three-bedroom home tucked away in a quiet cul-de-sac in the sought-after village of Ketton, enjoying open field views from the first floor. The property offers spacious and versatile living accommodation including a superb open-plan kitchen/dining/living area, utility room, shower room and family bathroom, along with off-road parking and a private, enclosed sun-trap garden.

The accommodation is arranged over two floors and is entered via a welcoming entrance hall with a useful storage cupboard and stairs rising to the first floor. To one side sits a generous lounge featuring a character fireplace and French doors opening onto the patio. To the opposite side is the impressive open-plan kitchen/dining/living space, fitted with a range of units, integrated appliances and attractive stone flooring. Located off the kitchen is a further reception room, which offers a versatile use as a snug/family room or even a fourth bedroom. The ground floor is completed by a separate boot room/study, a practical utility room, and a partly tiled three-piece shower room.

Upstairs, the landing provides access to two well-proportioned double bedrooms, one benefiting from a built-in wardrobe, a further single bedroom, and a modern, mostly tiled three-piece family bathroom.



Externally, the front of the property offers a driveway providing off-road parking, a lawned frontage with a pathway guides you to the entrance. Gated side access leads to the south facing rear garden, which is beautifully arranged with a patio seating area, a large lawn bordered by mature trees, flowers and shrubs, and an additional patio with a feature archway tucked into the corner.



Entrance Hall 2.69m x 1.17m (8'10" x 3'10")

Lounge 5.05m x 3.66m (16'7" x 12'0")

Kitchen/Dining/Living 5.23m x 4.65m (17'2" x 15'4")

Reception Room 5.21m x 2.79m (17'1" x 9'2")

Utility Room 3.56m x 1.7m (11'8" x 5'7")

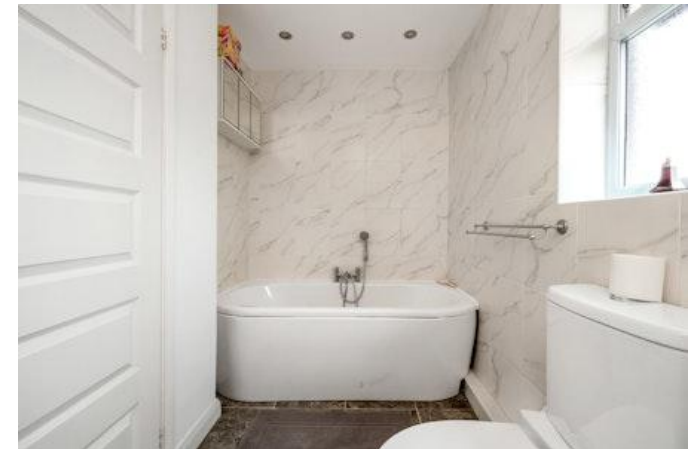
Shower Room 2.18m x 1.47m (7'2" x 4'10")

Bedroom One 5.26m x 2.79m (17'4" x 9'2")

Bedroom Two 3.12m x 2.39m (10'2" x 7'10")

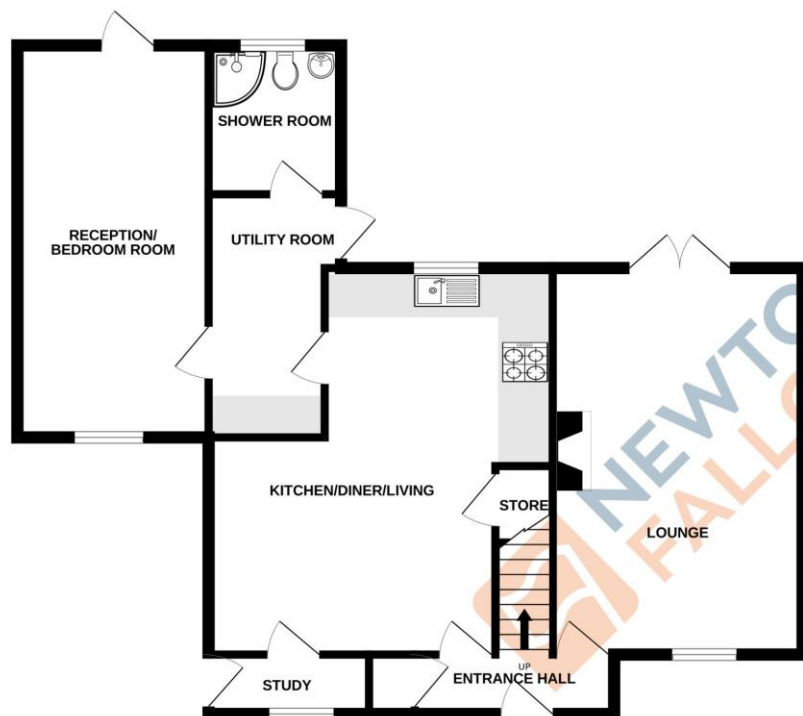
Bedroom Three 2.62m x 2.16m (8'7" x 7'1")

Bathroom 2.9m x 1.5m (9'6" x 4'11")





GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1298 sq.ft. (120.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell 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 £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.