



Aldgate

Ketton, Stamford, PE9 3TD

**Price Guide £350,000**

Richardson

## Aldgate

Ketton, Stamford, PE9 3TD

An attractive double fronted end of terrace stone cottage under a Collyweston roof, within this highly regarded area of Ketton which offers a wide range of amenities including a sought after primary school, sports facilities and local public house. The cottage is in need of updating but offers a superb opportunity to make a lovely home with the added benefit of a detached two storey barn to the front providing garaging, workshop and storage. Steps up from the garage/barn and off road parking lead to a pathway which passes through the good sized pretty cottage gardens to the front door. The entrance hall provides access to the cloakroom, boiler room, kitchen breakfast room and sitting room with open fire facility. To the first floor there are 3 bedrooms, 2 with built in wardrobes/cupboards, separate bathroom and cloakroom. The property has oil fired central heating, off road parking and a detached two storey barn currently used as a garage with loft store above. The property is offered with no chain.

Entrance hall

Cloakroom

Boiler room

Kitchen breakfast  
15'4" x 12'3" (4.68m x 3.74m)

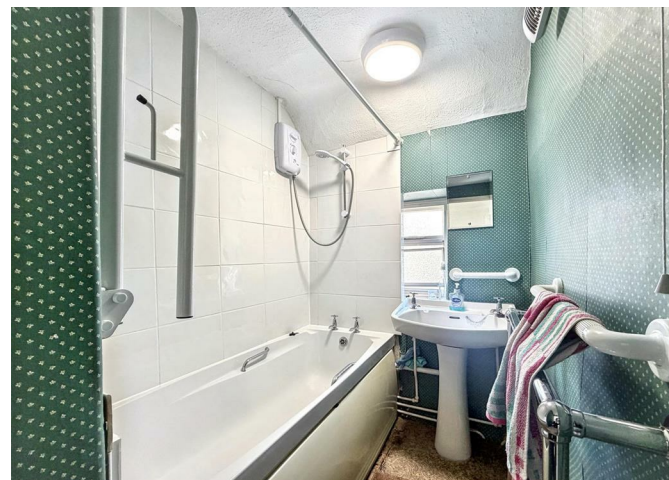
Sitting room  
14'10" x 12'1" (4.53m x 3.7m)

First floor landing

Bedroom  
15'4" x 12'1" (4.68m x 3.7m)

Bedroom  
12'1" x 9'8" (3.7m x 2.95m)

Bedroom  
9'1" x 8'11" (2.79m x 2.74m)





Bathroom

Separate cloakroom

External details

The property is slightly elevated and set back from the quiet lane with off road parking and steps up to the lovely gardens with well stocked flower beds and a useful adjoining small shed.

Detached barn/garage

Two storey stone built barn with Collyweston roof with:

Garage 4.68m x 3.32m with up and over door and steps up to the loft store. Attached to the side is the outbuilding 4.68m x 2.15m which houses the oil tank.

Tenure

Freehold with vacant possession

Services

Mains sewerage, electricity, & water. Oil fired central heating

Council Tax

Rutland District Council Tax Band E

Communications

According to Ofcom: Ultrafast Full Fibre is available

According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

Agents notes

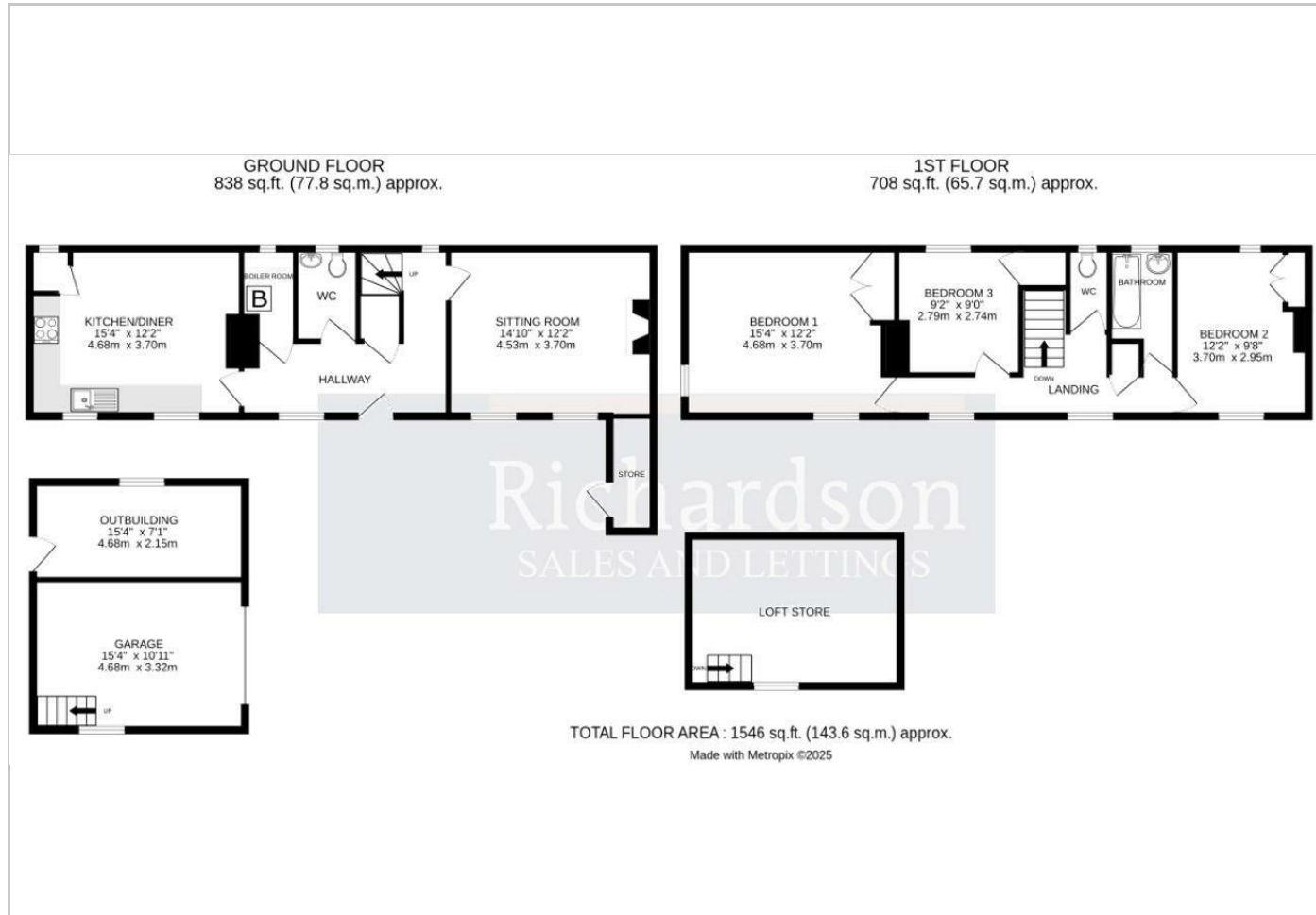
The property is in the Conservation area but is not Listed. At the time of first marketing the papers are lodged with the Probate office and the vendors are awaiting Grant of Probate. Under the Estate Agents Act of 1979 we hereby give notice that a member of staff at Richardson is related to the vendor.

Viewing

Telephone appointment with Richardson  
post@richardsonsurveyors.co.uk



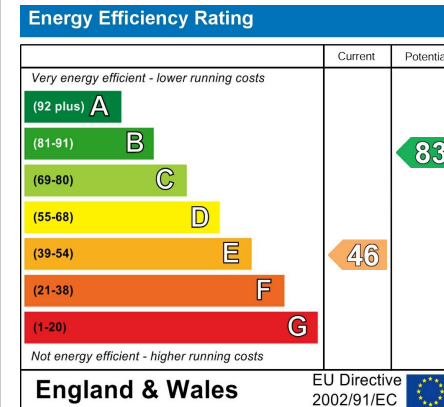
## Floor Plan



## Area Map



## Energy Efficiency Graph



**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

**Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB**

[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)

**01780 762433**