



BRITISH  
PROPERTY  
AWARDS

2018

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN STAMFORD

nest  
ESTATES

**Holmes Drive, Ketton**

Stamford, PE9 3YB

**Guide Price £850,000**

# SUMMARY

- Detached Five Bedroom detached Family Home “EPC B”
- Mature Wrap Around Garden
- Open Plan Kitchen Living Dining Space
- Office & Utility and a Further Reception Room
- Downstairs WC, Family Bathroom & Two En Suites
- Double Garage & Off Road Parking
- Solar Panels on the full feed-in tariff for the next 11 years
- Idyllic Rutland Village Location







A beautifully presented, detached stone residence nestled in the sought-after Rutland village of Ketton. This exceptional home offers generous and versatile living space, featuring five well-proportioned bedrooms, including two with en suite facilities, a luxurious family bathroom, and a convenient downstairs WC. At the heart of the home is a stunning open-plan kitchen, dining, and living area—perfect for modern family living and entertaining—complemented by a separate office, lounge and practical utility room. Externally, the property boasts a double garage, ample off-road parking, and a beautifully landscaped rear garden that is both established and meticulously maintained, offering an ideal space for relaxation and outdoor gatherings. There is further garden to the side of the property offering space to all aspects of the property with a plot extending to 0.25 acre. Finished to an impressive standard throughout, the home enjoys far-reaching views over the attractive garden, creating a peaceful and private setting. Located in the charming village of Ketton—just a short distance from Stamford—the area is renowned for its excellent school catchment, vibrant community, and wide range of amenities, including local shops, pubs, and sports clubs. This is a truly wonderful family home in an idyllic village setting—early viewing is highly recommended. Found in the picturesque countryside of Rutland, Ketton is a highly sought-after village that offers the perfect blend of rural tranquillity and convenient access to local amenities. With its charming stone-built cottages, scenic countryside views, and a strong sense of community, Ketton is ideal for those looking for a peaceful, village lifestyle while still being within easy reach of nearby towns. The village itself is home to a range of amenities, including a well-regarded local primary school, a post office, and a village shop, offering all the essentials. For those looking for a spot to relax, the local pub provides a welcoming atmosphere, perfect for socialising with neighbours or unwinding after a busy day. The surrounding countryside offers an abundance of walking, cycling, and outdoor activities, allowing residents to enjoy the natural beauty of the area. For commuters, Ketton is ideally located just a short drive from Stamford, one of the region's most desirable market towns. Stamford is renowned for its stunning Georgian architecture, excellent independent shops, restaurants, and cafes, as well as highly regarded schools and exceptional transport links. The town is only around 4 miles away, making it a quick journey for those who need to travel for work or leisure. With its perfect blend of rural charm and proximity to Stamford, Ketton offers the ideal location for families, retirees, and anyone seeking a peaceful village retreat without being far from all the amenities and conveniences of modern life.





Tenure: Freehold

EPC Rating: B

Council Tax Band: G

Local Authority: Rutland County Council

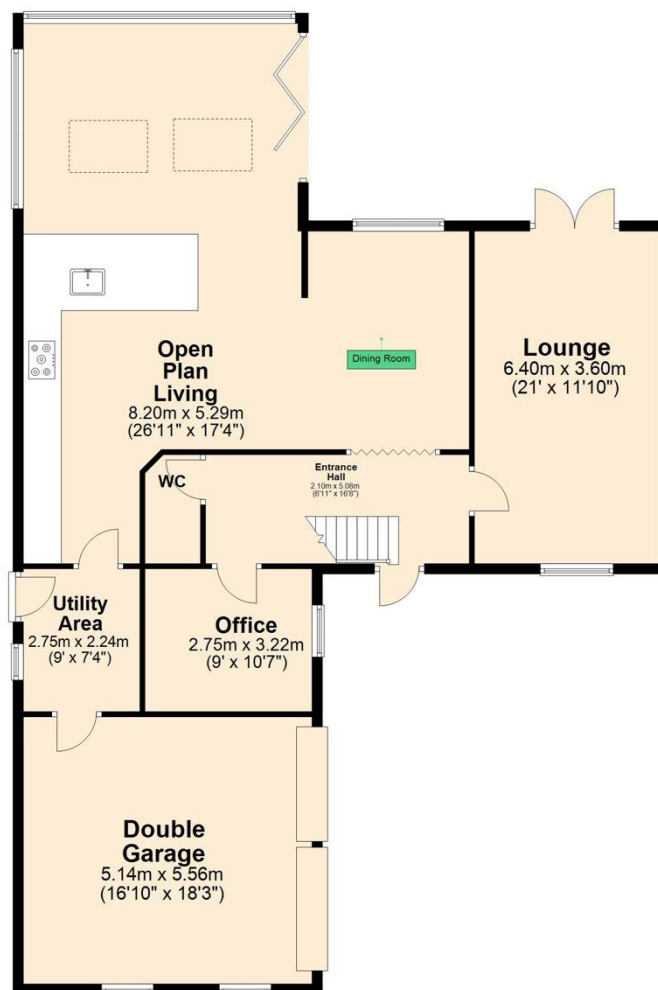
Services: Mains services

Solar Panels on the full feed-in tariff for the next 11 years.

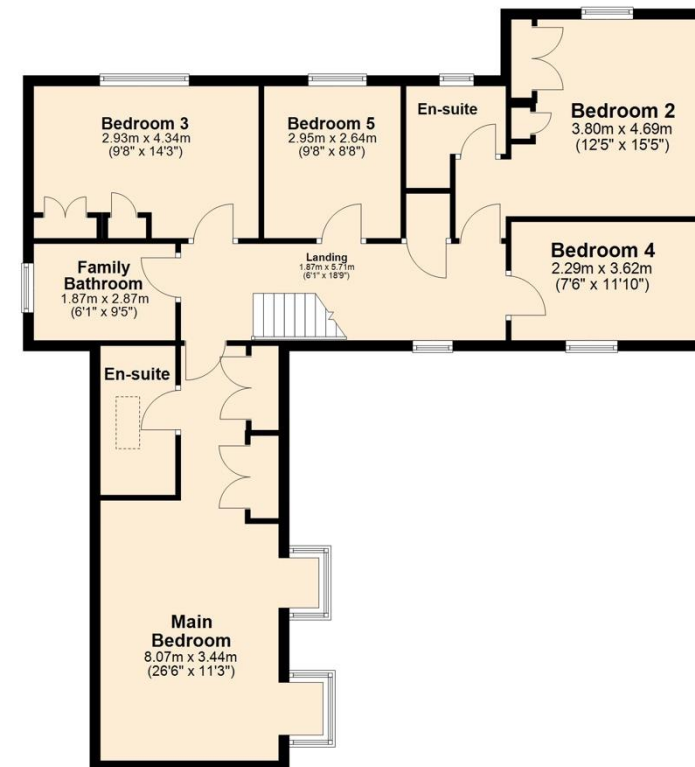
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**Ground Floor**  
Approx. 144.8 sq. metres (1559.0 sq. feet)



**First Floor**  
Approx. 94.3 sq. metres (1014.9 sq. feet)



Total area: approx. 239.1 sq. metres (2573.8 sq. feet)

**nest**  
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