



High Street, Ketton, Stamford Freehold £825,000

Hurford's

# Key Features



- Built in 2017 with remaining build warranty (approx. 8 months)
- Air source heat pump & underfloor heating to ground floor
- High-performance, powder-coated glazing for thermal efficiency
- Impressive open-plan kitchen/dining/living space
- Four spacious double bedrooms

The Club House, is a striking and contemporary detached residence, constructed in attractive stone and forming part of an exclusive and highly desirable setting within the village of Ketton. Built in 2017, this home has been meticulously maintained and thoughtfully enhanced, offering a perfect blend of modern efficiency, high-end specification and elegant living.

Upon entering, the welcoming entrance hall sets the tone for the quality throughout. A well-proportioned sitting room provides a refined space for relaxation, while a dedicated study offers an ideal work from home environment.



At the heart of the home lies the stunning open-plan kitchen, dining and living area, designed to maximise both light and comfort. Featuring sleek cabinetry, quality integrated appliances, and contemporary finishes, this space is perfectly suited to modern family life and entertaining. The glazing throughout has been powder-coated to help regulate heat, ensuring year round comfort, while underfloor heating to the ground floor enhances the luxurious feel.

The property benefits from air source heat pump technology, providing an energy-efficient and future-proof heating solution, alongside a high-spec hot water system. All systems have been regularly maintained and serviced, offering peace of mind to a prospective purchaser.

To the first floor are three generously sized double bedrooms, all beautifully presented, served by a stylish family bathroom and modern fittings. Each room reflects the same attention to detail found throughout the home.

Occupying the entire second floor, the principal suite offers a truly impressive private retreat. With vaulted ceilings, skylights and excellent proportions, this level provides a sense of luxury and flexibility, ideal as a main bedroom suite with space for dressing and relaxation.



**High Street, Ketton PE9 3TE**  
**Approximate Gross Internal Area**  
**Total (including Garage) = 2603 SQ FT / 242 SQ M**

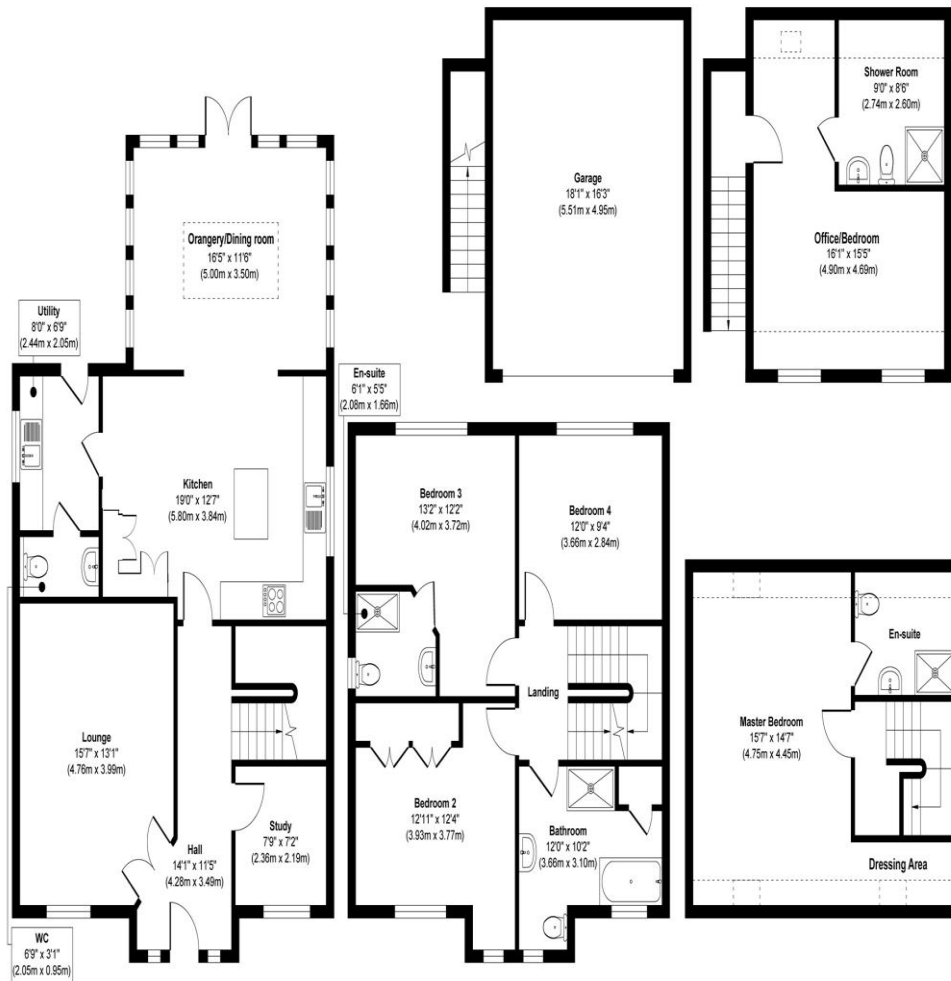


Illustration for identification purposes only, measurements are approximate, not to scale.

Externally, the property enjoys a private and enclosed rear garden, ideal for outdoor dining and family use. A generous driveway provides ample parking and leads to a detached double garage, currently utilised as a home office. This space presents excellent potential to be adapted into a self-contained annexe, subject to the necessary permissions, adding further versatility to this already impressive home.

The property also benefits from an integrated security system, enhancing convenience and peace of mind.

#### Location - Ketton

Ketton is a highly regarded Rutland village offering a strong sense of community alongside a range of local amenities, including a shop, public house and well-regarded primary school. The historic market town of Stamford is just a short drive away, renowned for its Georgian architecture, boutique shops, restaurants and excellent schooling.

For commuters, Stamford's mainline railway station provides regular services to London, making this an ideal location for both families and professionals seeking village living with excellent connectivity.

# Selling your property?

Contact us to arrange a FREE home valuation.

 01780 752136

 38 St. Marys Street, Stamford, Lincolnshire, PE9 2DS

 [stamford@hurfords.co.uk](mailto:stamford@hurfords.co.uk)

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



 SCAN ME



Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SFD204535 - 0007

