



26 Aldgate, Ketton
£610,000

 **NEWTON FALLOWELL**

Newton Fallowell are pleased to offer this stunning four-bedroom extended detached family home, tucked away in the sought-after village of Ketton. The property offers spacious ground floor accommodation, four generous double bedrooms, landscaped rear gardens, off-road parking for up to four vehicles and a single garage, all within a short drive of the market town of Stamford.

On entering the property, there is an entrance hall providing access to the ground floor reception rooms, with stairs leading to the first-floor landing.

To the right, there is a formal living room featuring a fireplace with a wood-burning stove. This leads through to a formal dining room, with a doorway providing access to the well-equipped kitchen and pantry. To the rear, the property benefits from a large, full-width extension, offering plenty of natural light from the skylights and French doors leading out to the garden. The ground floor is completed by a useful storage cupboard and a separate WC.

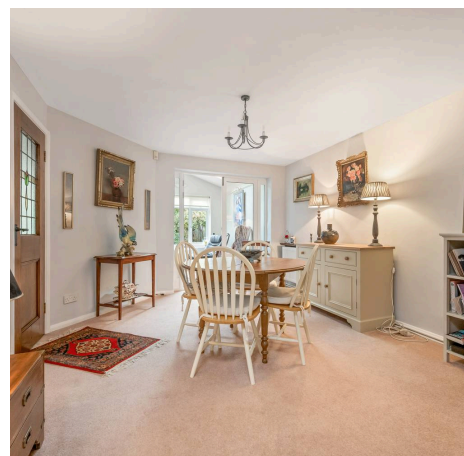
The first floor offers four generous double bedrooms, with the main bedroom benefiting from fitted storage and access to a recently fitted en-suite shower room. The accommodation is completed by a modern family bathroom and a useful airing cupboard.

Externally, the front of the property features a gravel driveway providing off-road parking for up to four vehicles, alongside a single garage, ideal for additional storage or use as a workshop. The rear garden has been landscaped to provide separate patio seating areas, ideal for outdoor dining and entertaining, complemented by mature borders.

The property is situated in the sought-after village of Ketton, within walking distance of the local shop and the well-regarded Railway Inn pub. The historic market town of Stamford is also just a short drive away, offering a wider range of amenities, shops and restaurants.

Council Tax band: E

Tenure: Freehold





Lounge

16' 2" x 14' 6" (4.93m x 4.42m)

Dining Room

14' 5" x 11' 3" (4.39m x 3.43m)

Kitchen

10' 8" x 9' 1" (3.25m x 2.77m)

Garden Room

9' 5" x 22' 1" (2.87m x 6.73m)

Bedroom One

11' 2" x 8' 5" (3.40m x 2.57m)

En-Suite

9' 10" x 3' 10" (3.00m x 1.17m)

Bedroom Two

12' 4" x 11' 10" (3.76m x 3.61m)

Bedroom Three

12' 5" x 8' 11" (3.78m x 2.72m)

Bedroom Four

12' 3" x 8' 3" (3.73m x 2.51m)

Bathroom

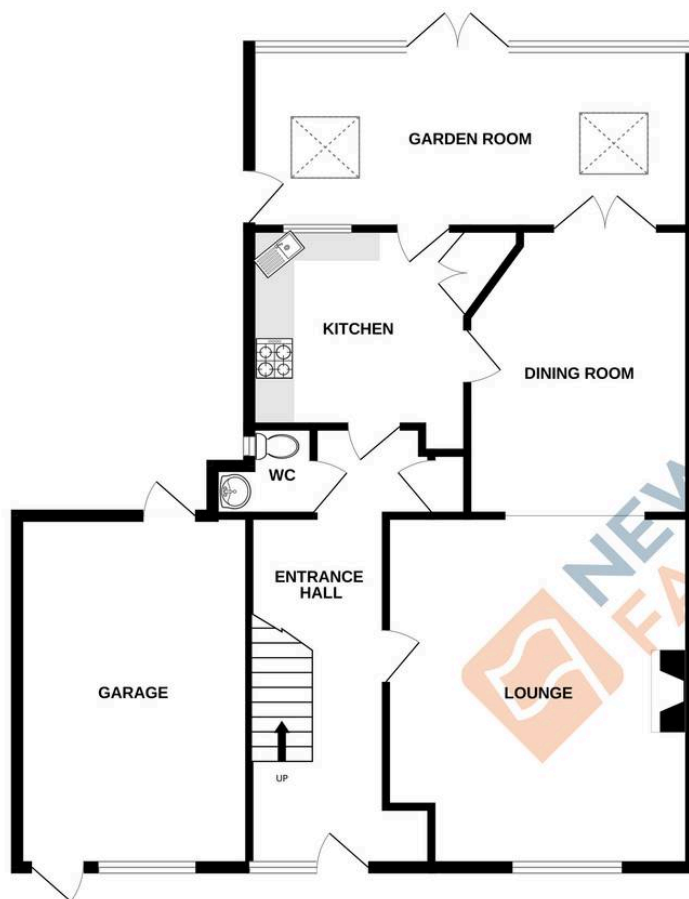
10' 0" x 4' 7" (3.05m x 1.40m)

WC

3' 9" x 4' 2" (1.14m x 1.27m)



GROUND FLOOR
1035 sq.ft. (96.2 sq.m.) approx.



1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 1810 sq.ft. (168.2 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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Newton Fallowell - Stamford

Newton Fallowell Estate Agents, 4 Ironmonger Street - PE9 IPL

01780 754530 · stamford@newtonfallowell.co.uk · newtonfallowell.co.uk/stamford