



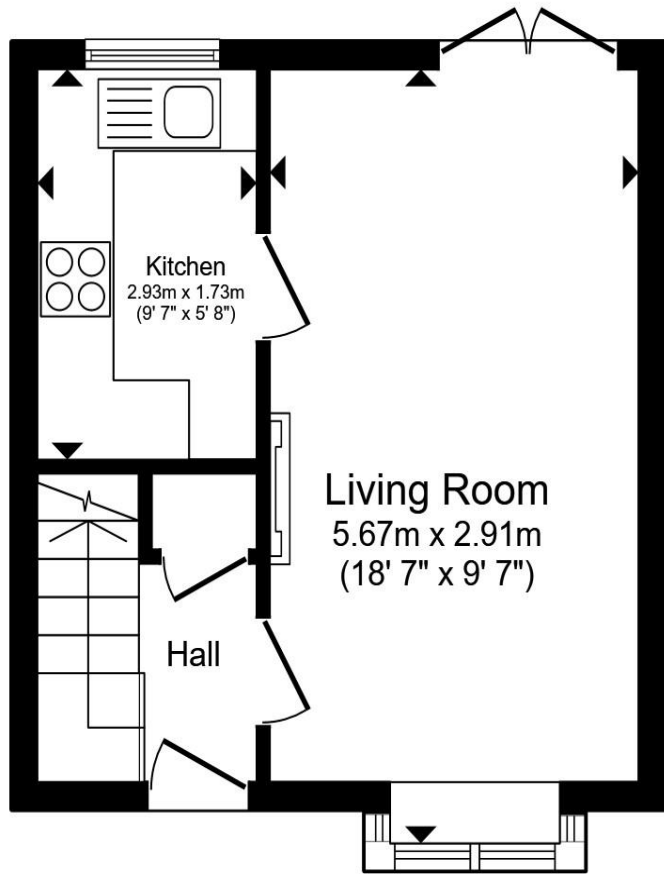
Sharpes Plain
Ketton PE9 3RZ



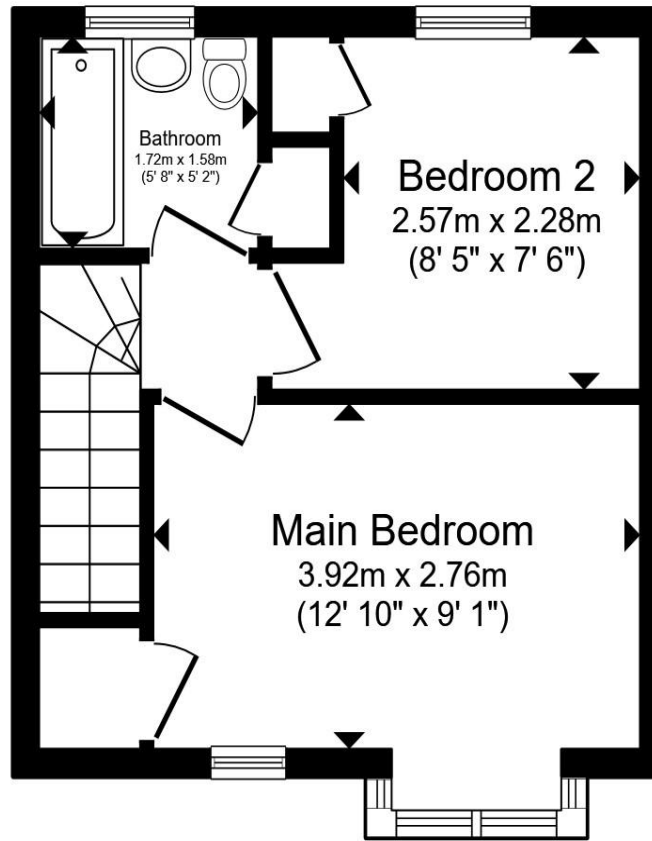
Welcome to
Sharpes Plain
Ketton

Situated in this popular village with good amenities and offering easy access to Stamford & Rutland Water, is this well-presented two-bedroom mid-terrace home. Ideal first time buy or buy to let!





Ground Floor



First Floor

Entrance Hall

Living Room

18' 7" x 9' 7" (5.66m x 2.92m)

Kitchen

9' 7" x 5' 8" (2.92m x 1.73m)

Bedroom One

12' 10" x 9' 1" (3.91m x 2.77m)

Bedroom Two

8' 5" x 7' 6" (2.57m x 2.29m)

Bathroom

5' 8" x 5' 2" (1.73m x 1.57m)

Total floor area 50.8 sq.m. (547 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Welcome to

Sharpes Plain

Ketton

- Well-presented home
- Two bedrooms
- Lounge dining room
- Parking available
- Low maintenance garden
- Ideal first time buy or buy to let

Tenure: Leasehold EPC Rating: F

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 17 Nov 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000

The property is immaculately presented throughout and offers accommodation briefly comprising: Entrance hall with stairs to the first floor and storage cupboard leading to the lounge dining room with feature fireplace and French doors out to the garden. The kitchen is fitted with a range of shaker style units and built-in oven and hob with space for a dishwasher, washing machine and fridge freezer.

Upstairs there are two bedrooms, both with built-in cupboards, and a bathroom fitted with a white suite with a shower over the bath and airing cupboard.

Outside the garden to the rear is fully enclosed and patioed for low maintenance, and there is parking available.



Please note the marker reflects the postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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KNIGHT
PARTNERSHIP

Property Ref:
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