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## Key Features

- Stunning Five Bedroom Character Property
- Highly Sought After Village Location
- Off Road Parking and Oversized Double Garage
- Multiple Ground Floor Reception Rooms
- Offering Great Scope and Potential
- Council Tax Band - C
- EPC Rating – TBC
- Freehold

£685,000







Newton Fallowell are delighted to present this stunning character property, ideally situated in the highly sought-after village of Ketton. This impressive home offers generous ground-floor living accommodation, five double bedrooms arranged over three floors, a low-maintenance rear garden, ample off-road parking, and an oversized double garage with long-term potential for conversion into additional living accommodation or an annexe (SRP).

Upon entering the property, you are welcomed by a spacious dual-aspect living room featuring charming character details and a feature fireplace. Beyond this lies an expansive, bright and airy kitchen/dining room, perfectly designed for modern family living and entertaining, with French doors opening onto the rear garden and parking area. The ground floor also benefits from an additional reception room ideal as a snug or family room, along with a separate utility room and WC.

The first floor hosts three large double bedrooms, with the principal bedroom enjoying the luxury of a separate dressing room and en-suite shower room. A well-appointed three-piece family bathroom serves this floor, which is completed by a large dual-aspect home office or reading room with stairs leading to the top floor.

The second floor offers two further spacious double bedrooms, providing flexible accommodation for growing families or guests.

Externally, the property boasts substantial off-road parking and an oversized two-storey double garage, presenting an exciting opportunity for conversion into further living space or a self-contained annexe (subject to planning). The rear garden is mainly laid to lawn, complemented by a separate patio and gravel seating area, along with convenient side gate access.







Kitchen Diner 6.21m x 4.23m (20'5" x 13'11")

Lounge 3.65m x 3.65m (12'0" x 12'0")

Family Room 5.55m x 2.47m (18'2" x 8'1")

Utility Room 2.33m x 3.22m (7'7" x 10'7")

Reception Room 2.97m x 3.28m (9'8" x 10'10")



Bedroom One 4.03m x 2.9m (13'2" x 9'6")

Dressing Room 3.2m x 2.59m (10'6" x 8'6")

Bedroom Two 2.62m x 3.2m (8'7" x 10'6")

Bedroom Three 3.83m x 2.54m (12'7" x 8'4")

Bedroom Four 3.19m x 4.52m (10'6" x 14'10")

Bedroom Five 2.99m x 4.26m (9'10" x 14'0")

Home Office / Reading Room 4.11m x 4.08m (13'6" x 13'5")

Bathroom 2.69m x 2.67m (8'10" x 8'10")

Double Garage 8.11m x 6.92m (26'7" x 22'8")











#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: C

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.