



Park Road

Ketton, Stamford, PE9 3SL

**Price Guide £575,000**

Richardson

## Park Road

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Situated on the edge of this popular and sought after village with its wide range of facilities and highly regarded primary school, this established extended home overlooks open fields to the rear with a south/westerly aspect. Extremely well presented, the current vendor has maintained and updated the property to a high standard over the many years of ownership, to include gas central heating, replacement double glazing and solar panels with battery storage. The side kitchen breakfast extension gives an open plan flow from the reception area with a comprehensive range of built in appliances and quartz worksurface. The vaulted ceiling provides a lovely light filled room with French doors to the outside. A separate dining area with walk-in bay window opens to the sitting room with stone fireplace and wood burning stove and further snug area. There is a side porchway and an inner hall, cloakroom and utility room complete the ground floor accommodation. To the first floor, the master bedroom is situated to the rear with built in wardrobes and Juliet Balcony overlooking the gardens and fields beyond. There are 3 further well proportioned bedrooms, a separate wc along with a 3 piece bathroom. Externally, the driveway provides off road parking for several vehicles and leads to double garage with power door. Enclosed rear gardens with patio areas, lawn with well stocked beds and a summer house.

Entrance porch

Utility

Reception area

14'3" x 11'3" (4.36m x 3.43m)

Kitchen breakfast room

14'3" x 10'10" (4.36m x 3.32m)

Dining area

13'0" x 11'3" (3.98m x 3.43m)





Sitting room  
25'3" x 14'6" (7.72m x 4.42m)

Side porch

Inner hall

Cloakroom

First floor landing

Bedroom  
14'6" x 13'8" (4.42m x 4.18m)

Bedroom  
11'3" x 10'7" (3.43m x 3.23m)

Bedroom  
11'7" x 8'2" (3.54m x 2.5m)

Bedroom  
8'5" x 8'3" (2.58m x 2.52m)

Separate cloakroom

Bath/Shower room

External details

Set back with the driveway providing plenty off road parking and leading to a double garage 5.12m x 4.68m with power door. Gated side access to a lovely private rear garden with well stocked beds & variety of shrubs with lawn, patio area and summer house, benefitting from a south/westerly aspect and backing onto open fields.

Tenure

Freehold

Council Tax

Rutland District Council Tax band E

Services

All main services are connected.

Communication

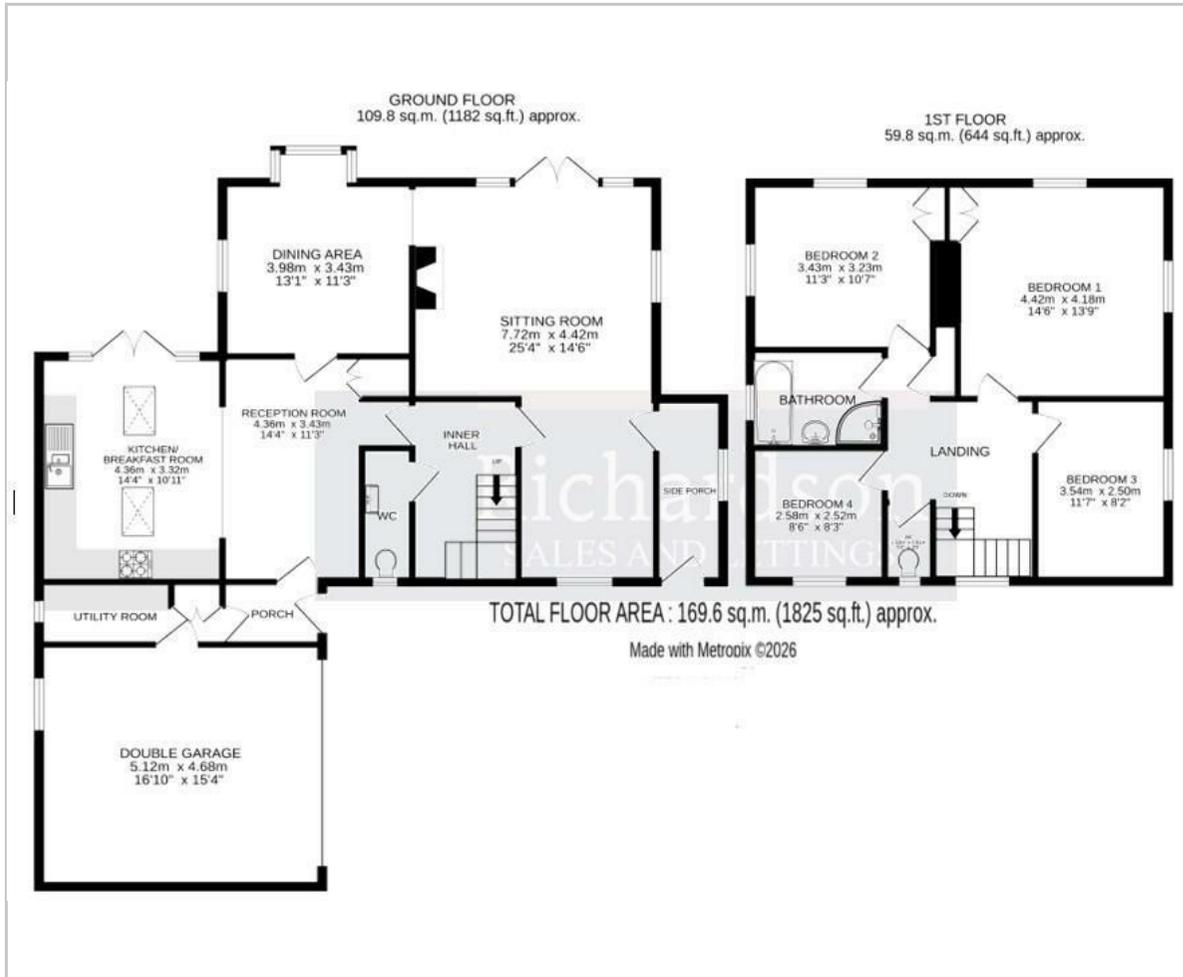
According to Ofcom: Ultrafast Full Fibre is available

According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

Viewing

Telephone appointment  
post@richardsonsurveyors.co.uk

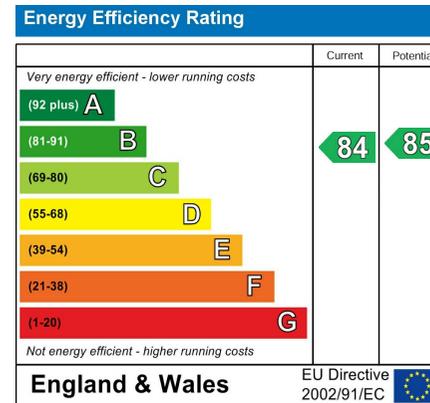
## Floor Plan



## Area Map



## Energy Efficiency Graph



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**Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB**

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