



1 Aldgate Court, Ketton - PE9 3AY

Guide Price £590,000

EASTAWAY

Spacious home in Aldgate, Ketton. 3 reception rooms. Well-equipped kitchen, en-suite principal bedroom, double garage plus driveway, beautiful garden.
Desirable village location with amenities.



Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Large, spacious family home in Aldgate area of Ketton
- Driveway parking for four vehicles plus a double garage
- Private enclosed rear garden with patio, pergola, and mature planting
- Three reception rooms, including a formal lounge and open-plan living/dining area
- Well presented throughout with plenty of built-in storage
- Located in the desirable village of Ketton, minutes from Stamford and Oakham





What the owner told us...

“We’ve loved how much space the house gives you to live properly as a family. There’s room for everyone to spread out when needed, but the main living space still keeps everyone connected. In the summer the garden becomes part of the house with the doors open, while in winter the log burner makes everything feel warm and cosy.”

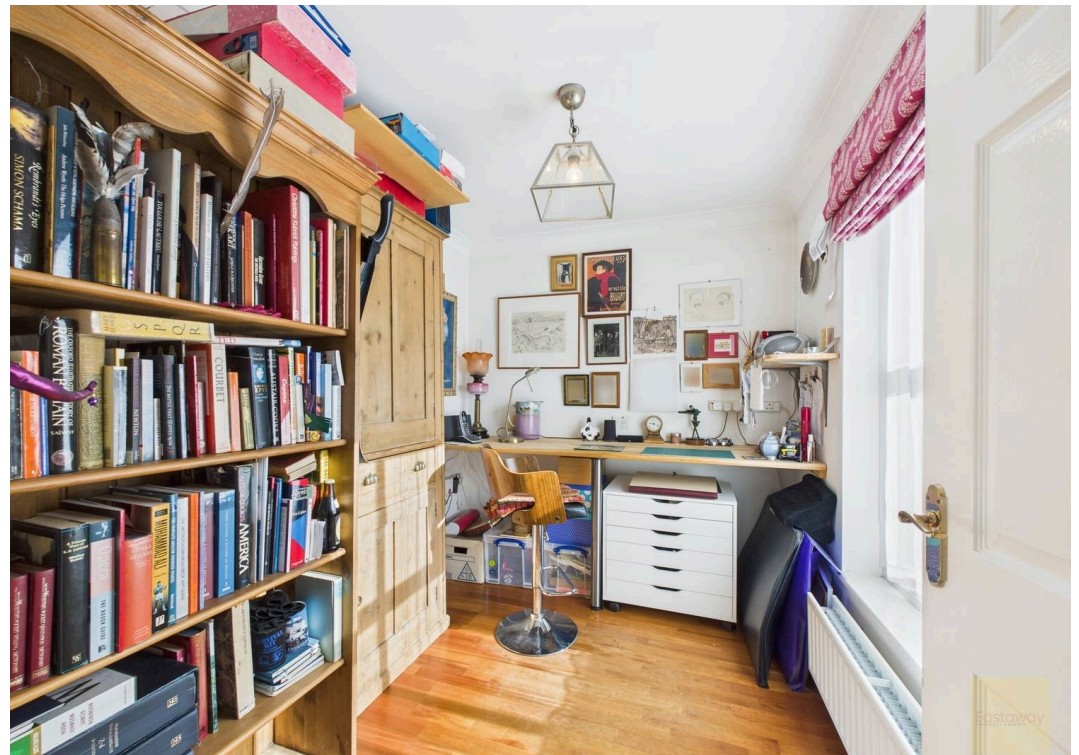
Our Thoughts...

Homes like this work so well because of their balance. There’s plenty of space here, but it never feels overwhelming or impractical. Instead, it feels flexible, welcoming and designed around everyday family life.

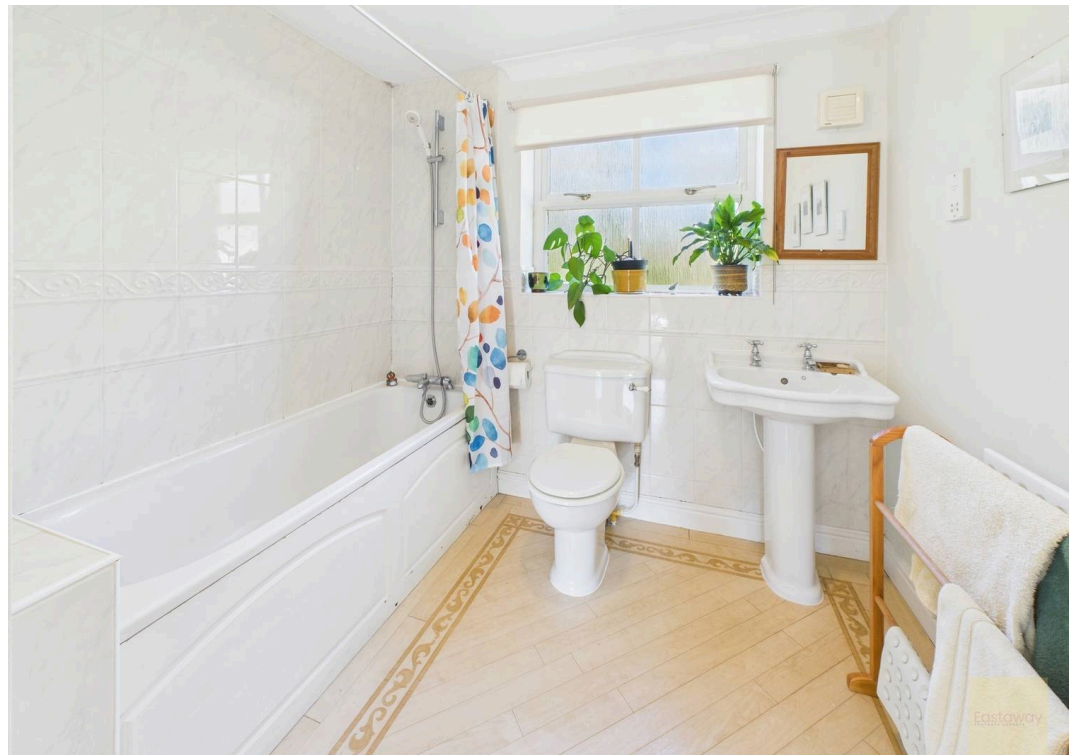
The open plan living and dining space is clearly the heart of the home. It’s bright, sociable and full of natural light, with the log burner adding warmth and character through the colder months. The French doors opening onto the garden help everything flow naturally outside, making it just as good for entertaining as it is for normal day to day living. Then you’ve got the separate lounge and dedicated study, giving the house that extra flexibility families are often looking for.

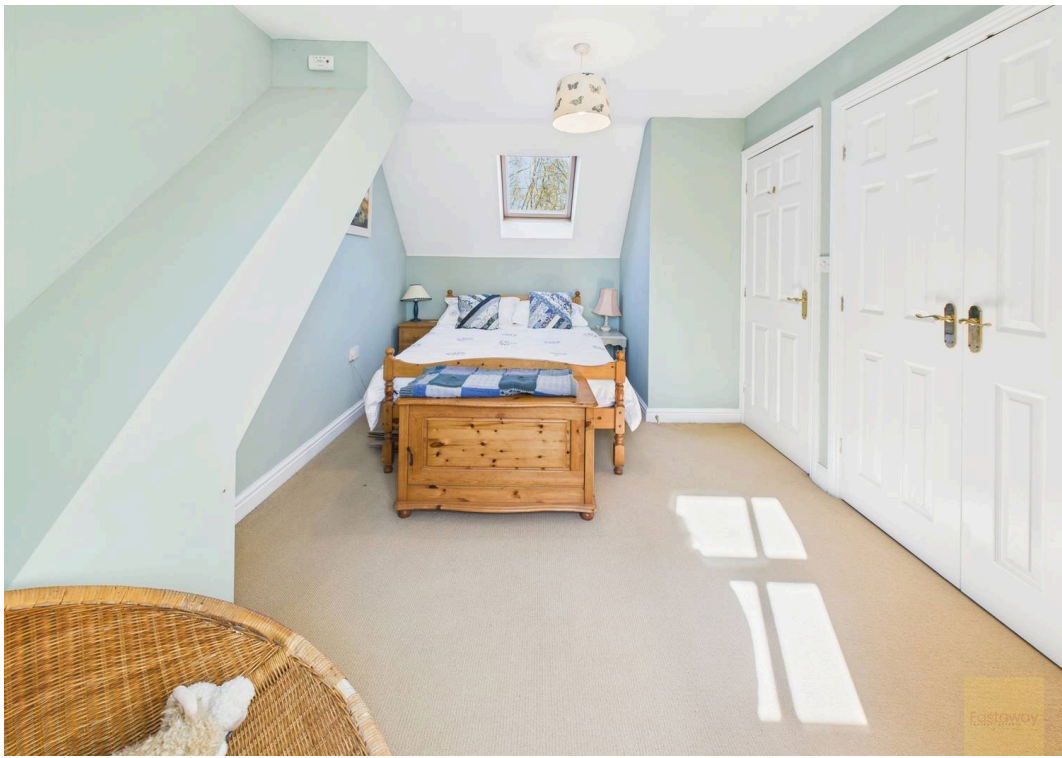
Across the upper floors, the five double bedrooms give you plenty of options whether that’s growing families, guests, hobbies or working from home. The principal bedroom feels particularly well set up with its en-suite and built in wardrobes, while having bathrooms across all three floors simply makes busy households run more smoothly.

Outside, the garden feels private and established, with patio, lawn and mature planting creating different areas to enjoy throughout the day. Add in the double garage, generous parking and one of the area’s most desirable village locations, and this becomes the kind of long term family home buyers are always hoping to find in Ketton.











Hallway

14' 2" x 3' 2" (4.32m x 0.96m)

Living / Dining Room

23' 9" x 11' 6" (7.23m x 3.50m)

Study

7' 0" x 8' 11" (2.14m x 2.71m)

Kitchen

8' 5" x 15' 4" (2.57m x 4.68m)

Utility Room

7' 2" x 5' 10" (2.18m x 1.78m)

WC

6' 1" x 2' 11" (1.85m x 0.90m)

Landing

18' 8" x 5' 10" (5.68m x 1.77m)

Living Room

13' 9" x 15' 11" (4.18m x 4.84m)

Principal Bedroom

15' 2" x 11' 9" (4.62m x 3.59m)

Principal En-Suite

6' 0" x 7' 10" (1.84m x 2.40m)

Bedroom 2

9' 11" x 14' 8" (3.02m x 4.46m)

Family Bathroom

6' 2" x 9' 7" (1.87m x 2.91m)

Landing (second floor)

2' 10" x 16' 1" (0.86m x 4.90m)

Bedroom 3

14' 3" x 9' 8" (4.34m x 2.94m)





Bedroom 4

14' 4" x 8' 7" (4.36m x 2.62m)

Bedroom 5

7' 3" x 8' 2" (2.20m x 2.49m)

Bathroom (second floor)

5' 6" x 4' 4" (1.67m x 1.32m)

Storage cupboard

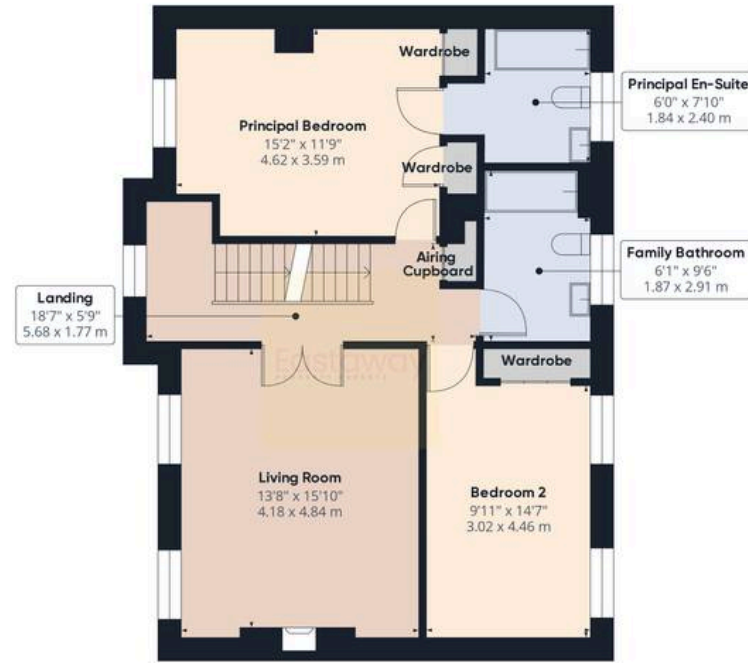
3' 9" x 4' 8" (1.15m x 1.43m)

Double Garage

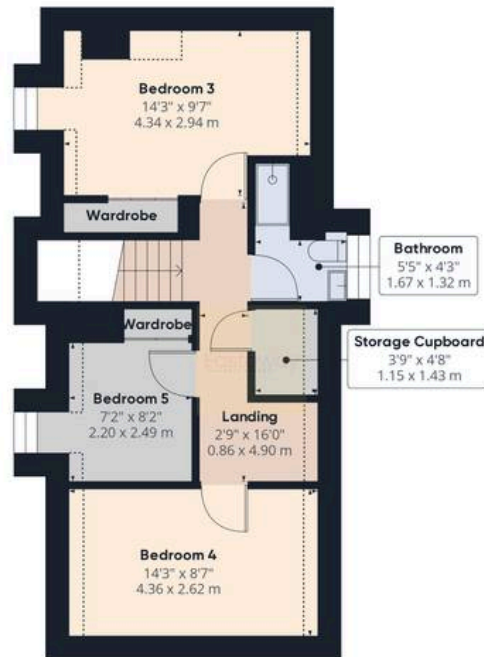
16' 11" x 17' 5" (5.15m x 5.30m)



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2165.71 ft²
201.2 m²

Reduced headroom

38.84 ft²
3.61 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	5	3
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

EU Directive
2002/91/EC





Eastaway Property

63 Scotgate, Stamford - PE9 2YB

Stamford: 01780 672030 | Rutland: 01572 357021

hello@eastaway.co.uk

www.eastaway.co.uk

IMPORTANT NOTICE: Property details are provided in good faith but may change and should not be taken as a complete or guaranteed description. While we aim for accuracy, all information must be independently checked and does not form part of any contract. Measurements are approximate, services and appliances have not been tested, and images or floorplans are for guidance only. Buyers should verify permissions, consents, and any other matters with their own advisers. BUYER VERIFICATION: In line with the Money Laundering Regulations, all purchasers must complete identification and proof/source of funds checks at the offer stage. A non-refundable fee of £35 (inc VAT) per person is payable for these checks. We cannot legally move forward with the sale until the buyers have completed these checks. The property will remain 'for sale' until checks are completed.