



21A Geeston Road, Ketton, Lincolnshire, PE9 3RH
Guide Price £495,000



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21A Geeston Road, Ketton, Lincolnshire, PE9 3RH
Tenure: Freehold
Council Tax Band: C (Rutland County Council)



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DESCRIPTION

Extended semi-detached house offering tastefully appointed, contemporary family accommodation in a highly desirable village close to Stamford.

Benefiting from gas central heating and full double glazing, the accommodation features good quality fixtures and fittings throughout and briefly comprises:

GROUND FLOOR: Family Room, Sitting Room, Shower Room, stylishly refitted Breakfast Kitchen;
FIRST FLOOR: three Double Bedrooms, Bathroom.

OUTSIDE: Tandem Garage, off-road Parking, attractively landscaped, good-size rear Garden.

ACCOMMODATION

GROUND FLOOR

Double-glazed front entrance door with leaded light gives access to:

Family Room 3.48m x 4.70m (11'5" x 15'5")

Two radiators, laminate flooring, triple-aspect windows to front and two sides.

Sitting Room 6.10m x 3.20m (20'0" x 10'6")

Recess for a stove with raised hearth and heavy wood mantel above, radiator, laminate flooring, dual-aspect windows to front and rear.

Shower Room 2.51m max x 2.39m (8'3" max x 7'10")

Stylishly refitted with contemporary suite comprising low-level, square porcelain hand basin with feature black tap set atop a wall-mounted vanity unit with storage beneath and shower cubicle with black deluge showerhead above. Partially tiled walls, matching tiled floor, radiator, cupboard with plumbing with washing machine, recessed ceiling spotlights, obscure window.

Breakfast Kitchen 3.40m x 4.09m max (11'2" x 13'5" max)

Refitted with excellent range of contemporary units incorporating composite work surfaces with upstand and partially tiled splashbacks, inset chrome side-by-side sink with mixer tap, ample base cupboards and drawers, eye-level wall cupboards with ambient lighting beneath and matching tall larder cupboard. Integrated appliances comprise AEG dishwasher, Beko dryer, eye-level Bosch electric oven, Neff electric hob with extractor above and fridge-freezer.

Radiator, laminate flooring, recessed ceiling spotlights, window to side, French doors to rear garden.

FIRST FLOOR

Landing

Built-in airing cupboard housing hot water cylinder and gas BAXI boiler, window to front.

Bedroom One 3.45m x 3.20m incl wardrobe (11'4" x 10'6" incl wardrobe)

Full-width range of wardrobes with mirrored doors, radiator, dual-aspect windows to rear and side.

Bedroom Two 2.44m + recess x 4.09m incl wardrobe (8'0" + recess x 13'5" incl wardrobe)

Radiator, windows to front.

Bedroom Three 2.54m x 3.20m (8'4" x 10'6")

Radiator, windows overlooking rear garden.

Bathroom 1.73m x 1.91m (5'8" x 6'3")

Refitted with contemporary suite comprising low-level WC, rectangular porcelain hand basin with mixer tap with wall-mounted storage beneath and panelled bath with Mira shower above and glass shower screen. Tiled walls, tiled floor, chrome heated towel rail, recessed ceiling spotlights.

OUTSIDE

Tandem Garage 7.42m x 2.77m (24'4" x 9'1")

The property is accessed via vehicular gates which lead to block-paved driveway with Carport providing off-road parking for two vehicles and, in its turn, leading to the Tandem Garage to the side of the house.

A hand gate adjoining the garage leads to the rear garden.

Front Garden

There is an area of front garden adjoining the

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driveway which is bounded by low-level brick walling and laid mainly to lawn with attractive shrubs and bushes to borders.

Rear Garden

The larger-than-average rear garden is fully enclosed and mainly laid to lawn, with paved seating area running along the side of the garage and established borders stocked with a wide variety of shrubs, bushes and specimen plants and trees.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast, Ultrafast

Mobile signal availability:

Indoor: EE, Three, O2, Vodafone - voice and data limited;

Outdoor: EE, Three, O2, Vodafone - voice and data likely.

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

KETTON

Ketton is a charming village lying just to the west of

Stamford and to the south-east of Oakham. It has many amenities including a local shop/post office, schools, public house, the Ketton Club, and various sporting facilities. All other facilities are available in Stamford, approximately 3 miles away including a good range of shops, medical facilities, library etc.

For commuters it is well positioned giving easy access to a number of centres including Peterborough, accessed via the A1 Great North Road where there is a mainline station with good train services to London. It is also within easy driving distance of Kettering, Corby and Leicester.

COUNCIL TAX

Band C

Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations

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or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.









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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	