



2 Timbergate Road, Ketton

Guide Price £500,000

 **NEWTON FALLOWELL**

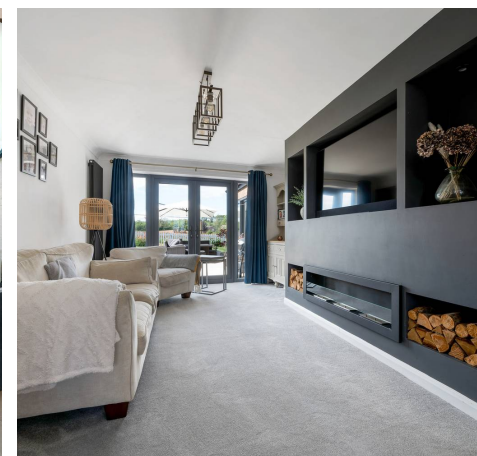
2 Timbergate Road

Ketton, Stamford

This exceptional detached house boasts three spacious bedrooms, a luxurious bathroom, and three elegant reception areas, thoughtfully arranged to create a harmonious blend of comfort and style. The heart of the home is a stunning open-plan living space, where a modern kitchen with a central island and integrated appliances flows seamlessly into expansive dining and family areas, all enhanced by elegant herringbone flooring. A large skylight and striking bi-fold doors ensure each area is bathed in natural light, fostering a bright and airy atmosphere, and providing effortless access to the beautifully landscaped garden. The reception rooms feature refined details such as a sleek modern fireplace set against a sophisticated accent wall, plush carpeting, and tasteful decor, creating inviting environments for both relaxation and entertaining.

The property's additional features elevate its appeal for modern family living. The kitchen is a chef's dream, with sleek cabinetry, a built-in wine rack, ample storage, and high-end integrated appliances, all illuminated by generous windows. The bathroom showcases premium finishes, to include a freestanding bath and wall-mounted vanity units to illuminated mirrors, gold and black fixtures, and elegant geometric tiling. A dedicated home office benefits from natural light and a minimalist design, perfect for remote work.

Outside, the property truly excels, featuring a spacious, meticulously maintained garden with a lush lawn, raised planters, and multiple patio areas for al fresco dining and relaxation. The garden is further enhanced by a comfortable outdoor seating area, ideal for entertaining or unwinding with family and friends. Practicality is assured with ample off-road parking, an integrated garage, and the convenience of an electric vehicle charging point. The





Entrance Hall

Wc

5' 8" x 3' 4" (1.73m x 1.01m)

Living Room

18' 9" x 10' 1" (5.72m x 3.08m)

Study

10' 1" x 3' 1" (3.08m x 0.93m)

Kitchen living dining room

34' 1" x 24' 10" (10.38m x 7.57m)

Utility Room

9' 0" x 6' 8" (2.74m x 2.02m)

Landing

Bedroom One

13' 1" x 11' 8" (3.99m x 3.56m)

Bedroom Two

11' 8" x 10' 7" (3.56m x 3.22m)

Bedroom Three

9' 3" x 6' 11" (2.83m x 2.12m)

Bathroom

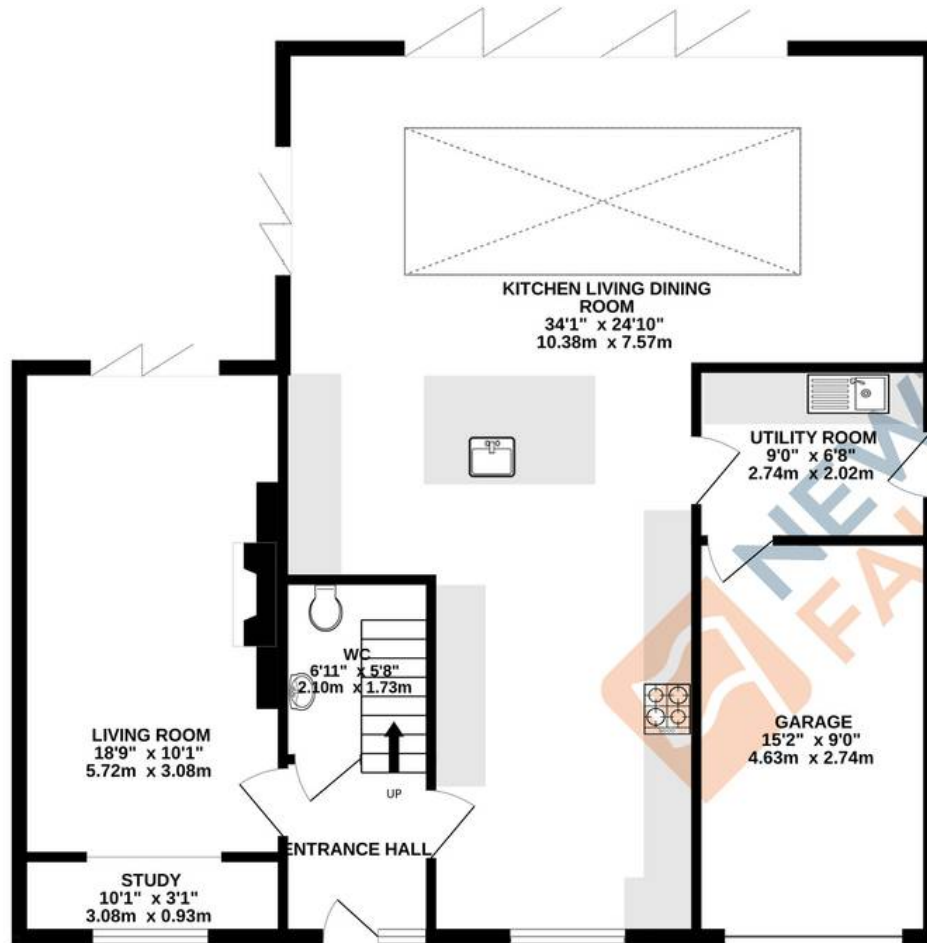
11' 10" x 7' 3" (3.60m x 2.21m)

Garage

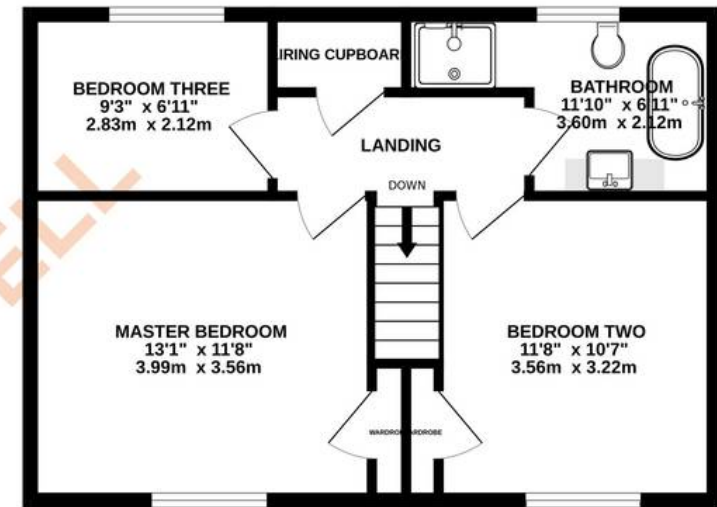
15' 2" x 9' 0" (4.63m x 2.74m)



GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1544 sq.ft. (143.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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