



High Street
Ketton PE9 3TA



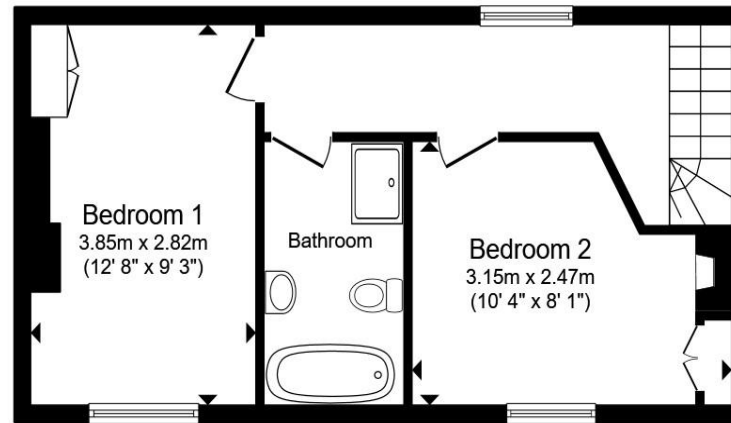
Welcome to **High Street**

This beautiful Grade II listed cottage is situated in an ever-popular Rutland village with many amenities including a well-thought of primary school, a shop/post office, pub and a gym, with excellent access to Stamford & Oakham.





Ground Floor



First Floor

Total floor area 95.7 sq.m. (1,030 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement.

A party must rely upon its own inspection(s). Powered by www.propertybox.io



Welcome to High Street

- Beautiful Grade II listed cottage
- Popular village location
- Character features throughout
- Lovely cottage garden
- Bathroom with shower & roll top bath
- Two bedrooms
- Outbuilding & summer house

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over
£375,000

This charming property is rich in character, showcasing a wealth of original features including an impressive inglenook fireplace, exposed stonework, exposed timbers and flagstone flooring. These traditional elements are beautifully complemented by modern fittings, creating a perfect balance of old and new.

The accommodation briefly comprises a welcoming dining room, leading through to a cosy sitting room with exposed stonework, a feature fireplace, and built-in storage and shelving. The dining room opens into a light and airy kitchen, enhanced by a vaulted ceiling and Velux windows. The kitchen is fitted with a range of units, a range cooker, and a double Belfast sink, with French doors providing direct access to the garden. A separate utility room provides additional built-in storage and a convenient WC.

Upstairs, there are two well-proportioned bedrooms, both benefiting from built-in cupboards, along with a beautifully appointed bathroom featuring a bath and separate shower cubicle.

Externally, the rear garden is beautifully maintained, predominantly laid to lawn with well-stocked flower borders and a patio seating area, ideal for outdoor entertaining. The property further benefits from a separate stone outbuilding, offering excellent storage or potential for development (subject to the necessary consents), as well as a charming summer house. Viewing is highly recommended to fully appreciate this lovely characterful home!



Please note the marker reflects the
postcode not the actual property

 **01780 765060**

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 **knightpartnership.com**

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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