



Hurfords

Geeston Road, Ketton

Freehold

Price- £330,000

Key Features

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- Beautifully presented stone-built cottage
- Character sitting room with exposed stone fireplace & wood burner
- Spacious open-plan kitchen/dining room
- Two well-proportioned bedrooms
- Modern shaker-style kitchen with solid wood worktops

Hurfords Stamford are delighted to present this charming and beautifully appointed stone built cottage, located along the ever desirable Geeston Road in the sought after village of Ketton. Offering a wonderful blend of character features and modern living, this property provides an ideal opportunity for first time buyers, downsizers or those seeking a stylish village home within easy reach of Stamford. The property was previously the village GP surgery and was extensively rebuilt in 2014, which means all electrics, plumbing, woodburner and roof are just over 10 years old.

Internally, the property is finished to a high standard throughout, with a light and contemporary feel that complements the character features on offer. The sitting room is a standout space, centred around an impressive exposed stone fireplace with wooden lintel and inset wood-burning stove, creating a warm and inviting focal point.



To the rear of the property, the spacious open-plan kitchen and dining area provides a sociable and practical living space. The kitchen is fitted with shaker-style units, solid wood worktops and integrated appliances, with ample room for dining and entertaining. The layout flows well, making it perfectly suited to modern lifestyles. The ground floor further benefits from a convenient WC.

To the first floor, the property offers two well proportioned bedrooms, including a particularly generous principal bedroom with a bright and airy feel. These are served by a well appointed family bathroom, complete with both a bath and separate shower.

The property also has off-street parking for 2 vehicles and electric car charger.

Overall, the property offers a fantastic balance of charm and practicality, with neutral décor throughout allowing a purchaser to move straight in and make the space their own.

Location-
Ketton is a highly sought-after Rutland village, renowned for its strong sense of community, characterful stone properties and excellent local amenities. The village benefits from a well regarded primary school, making it particularly attractive to families, along with a village shop, pub and active local community.

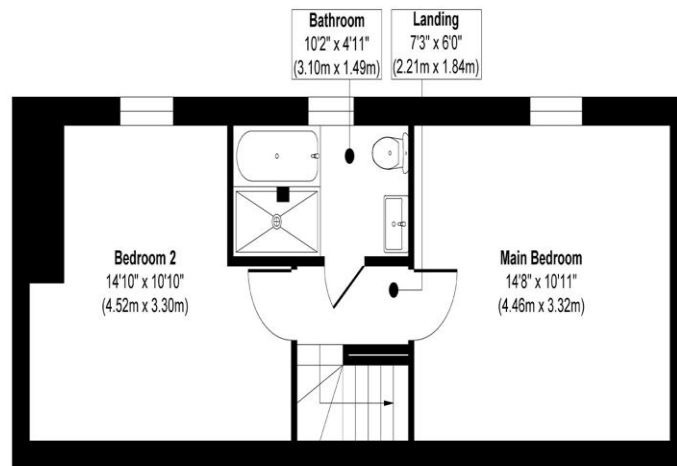
The property is ideally positioned just a short



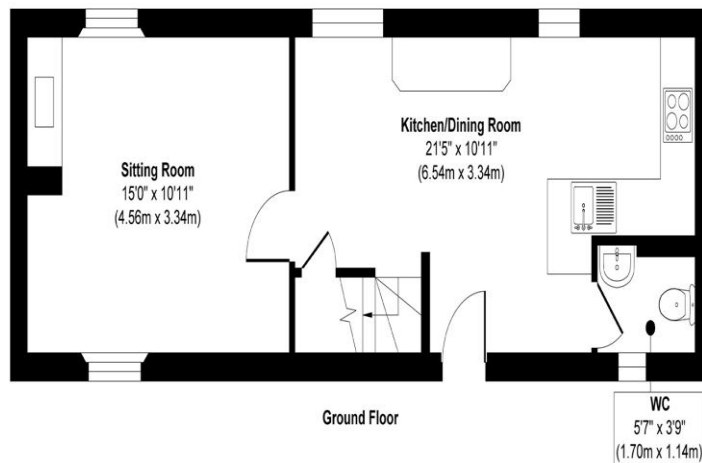
Geeston Road, Ketton, Stamford PE9 3RH

Approximate gross internal area:

Total = 822 Sq. Ft (76.41 Sq. M)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

distance from the historic market town of Stamford, widely regarded as one of the finest places to live in the UK. Stamford offers an excellent range of boutique shops, restaurants, cafés and leisure facilities, along with outstanding schooling options.

For those who enjoy the outdoors, the surrounding countryside offers an abundance of scenic walks, cycling routes and access to Rutland Water, providing a perfect balance of lifestyle and convenience. The nearby towns of Oakham, Easton on the Hill, Collyweston and Uppingham are also easily accessible, offering further schooling and amenities.

Excellent transport links are available via the nearby A1, providing easy access to Peterborough, where direct rail services to London can be found.

Early viewing is highly recommended to fully appreciate the charm, quality and location of this delightful home.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

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