



Aveland Road

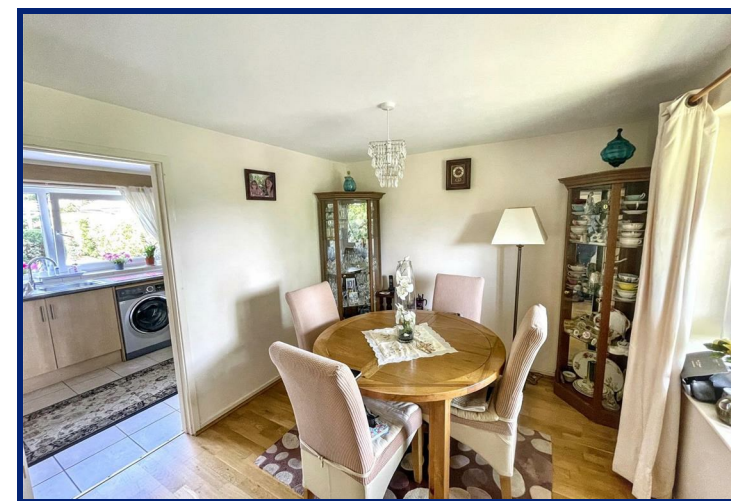
Ketton, Stamford, PE9 3SH

Price Guide £375,000

Richardson

Aveland Road

Ketton, Stamford, PE9



Situated in the established Park View estate within the popular village of Ketton, this detached 3 bedroom home benefits from replacement double glazing and gas central heating. Having been in the same ownership 50 plus years, the property has been well maintained with rewiring, a recently installed replacement boiler and timber flooring to the ground floor. A canopy porch with a replacement front door opens to the reception hall and doors to a double aspect lounge with feature fireplace and a separate dining room. The kitchen is to the back of the property overlooking the well kept garden. There is also a useful utility room. To the first floor, two of the 3 bedrooms have built in wardrobes/cupboards and there is a shower room and separate cloakroom. Externally, the block paved driveway provides off road parking and leads to a single garage with power door. Additional covered storage area to the side. The front garden is laid to lawn with well stocked border surround. The rear garden is of good size with paved patio area and pathways leading through the well stocked borders. The whole area has a good degree of privacy with bungalow behind.

Canopy porch

Reception hall

Lounge

17'7" x 9'10" (5.36m x 3.01m)

Dining room

10'3" x 9'5" (3.14m x 2.88m)

Kitchen

16'2" x 8'1" (4.95m x 2.48m)

Utility

9'4" x 6'3" (2.85m x 1.93m)

First floor landing

Bedroom

12'0" x 11'6" (3.68m x 3.53m)





Bedroom
12'0" x 10'3" (3.68m x 3.14m)

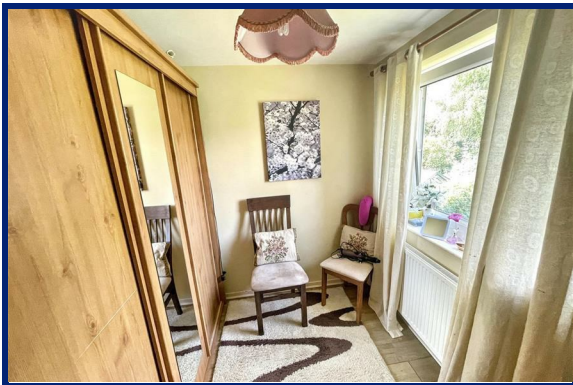
Bedroom
8'11" x 7'3" (2.72m x 2.22m)

Shower room

Separate WC

External details

Set back with lawn and well stocked borders with block paved driveway providing off road parking and leading to garage with power roller door. Additional storage/workshop to the side. Enclosed rear garden with a good degree of privacy. Patio area and lawns with well stocked beds and borders.



Tenure
Freehold

Council Tax
Rutland District Council Tax Band C

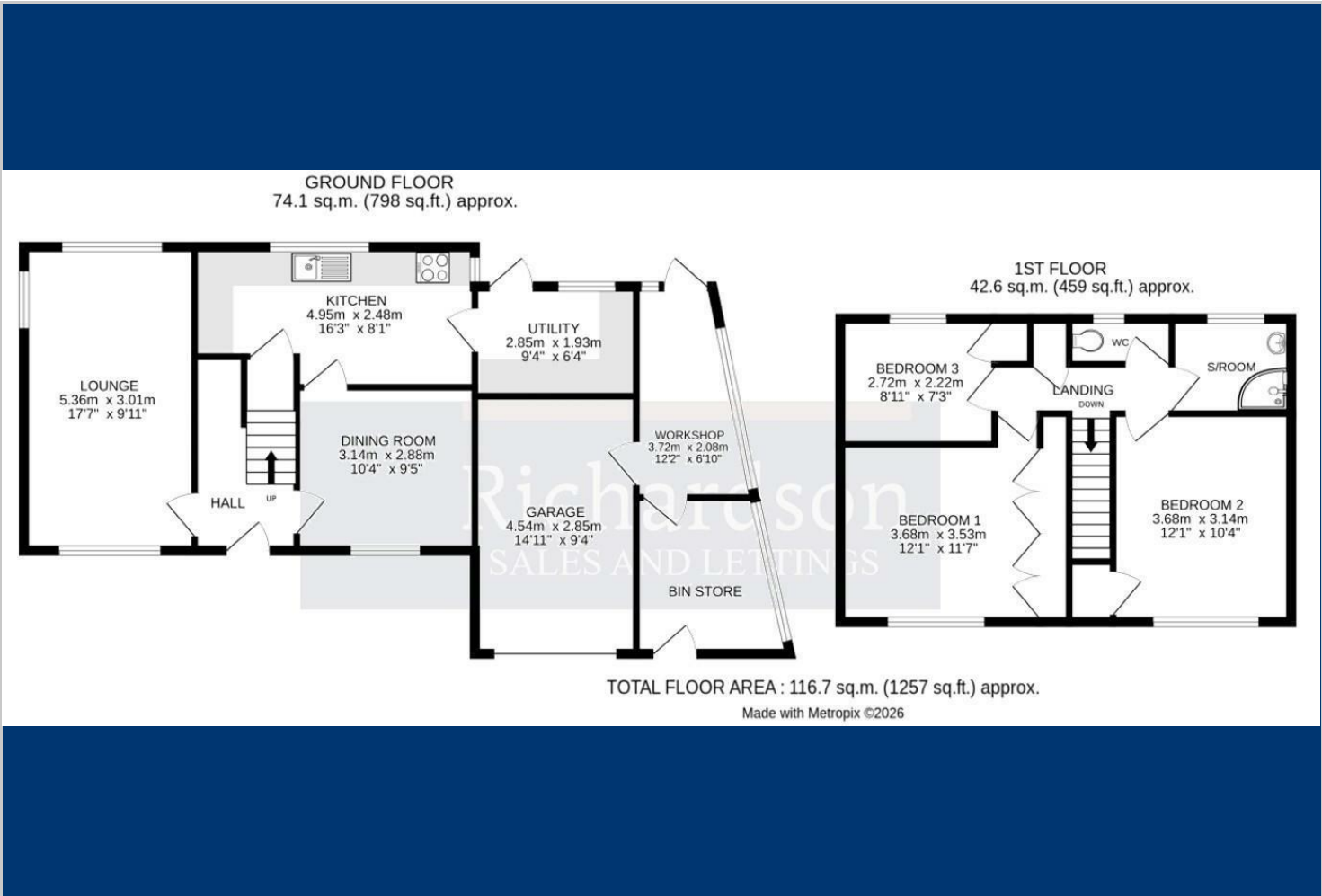
Services
All main services connected. Gas central heating

Communication
According to Ofcom: Ultrafast Broadband is available
According to Ofcom: Mobile coverage outdoor coverage is likely with, O2, EE, Three & Vodafone

Viewing
Telephone appointment with Richardson.
post@richardsonsurveyors.co.uk



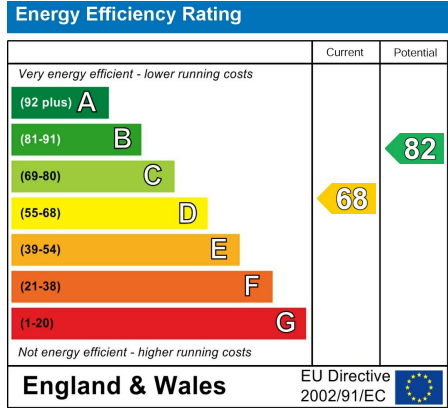
Floor Plan



Area Map



Energy Efficiency Graph



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