



14 Spinney Road, Ketton
£399,950

 **NEWTON FALLOWELL**

Upon entering, a welcoming and spacious entrance hall provides access to the principal accommodation. The true heart of the home is the stunning open-plan kitchen, living and dining room, creating an impressive and sociable space ideal for both everyday family life and entertaining. The recently installed kitchen is fitted with a comprehensive range of modern wall and base units, a selection of integrated appliances and a Quooker boiling water tap. Bi-fold doors extend across the rear of the room, flooding the space with natural light and providing a wonderful connection to the landscaped garden beyond.

Further accommodation includes a separate utility room and an additional reception room, currently utilised as a comfortable living room. This room benefits from a front-facing bay window and provides an excellent secondary living space away from the main open-plan area.

The bungalow offers four well-proportioned bedrooms, with three positioned towards the front of the property and the fourth located towards the rear. The fourth bedroom is particularly versatile and could equally lend itself to use as a home office, hobby room, snug or additional reception space, depending on the new owner's requirements.

The accommodation is completed by a modern walk-in shower/wet room, together with a separate family bathroom, providing excellent facilities for a four-bedroom home.

Outside, the property continues to impress. To the front is a generous driveway providing off-road parking for approximately four vehicles, with an inset pathway leading to the main entrance. A separate garage is located to the rear of the property, offering useful additional storage or parking.

The fully landscaped rear garden provides a private and attractive outdoor environment, with mature planted borders, multiple seating areas and excellent levels of privacy. The garden offers plenty of space for outdoor dining, entertaining and relaxing, while the bi-fold doors from the kitchen and dining area create a seamless transition between the indoor and outdoor spaces.

Council Tax band: C

Tenure: Freehold





Open Plan Kitchen Diner
22' 10" x 12' 9" (6.96m x 3.88m)

Lounge
14' 6" x 12' 9" (4.42m x 3.88m)

Utility Room
7' 11" x 4' 11" (2.41m x 1.50m)

Bedroom One
12' 6" x 9' 10" (3.81m x 3.00m)

Bedroom Two
11' 10" x 9' 11" (3.61m x 3.02m)

Bedroom Three
9' 11" x 6' 11" (3.02m x 2.11m)

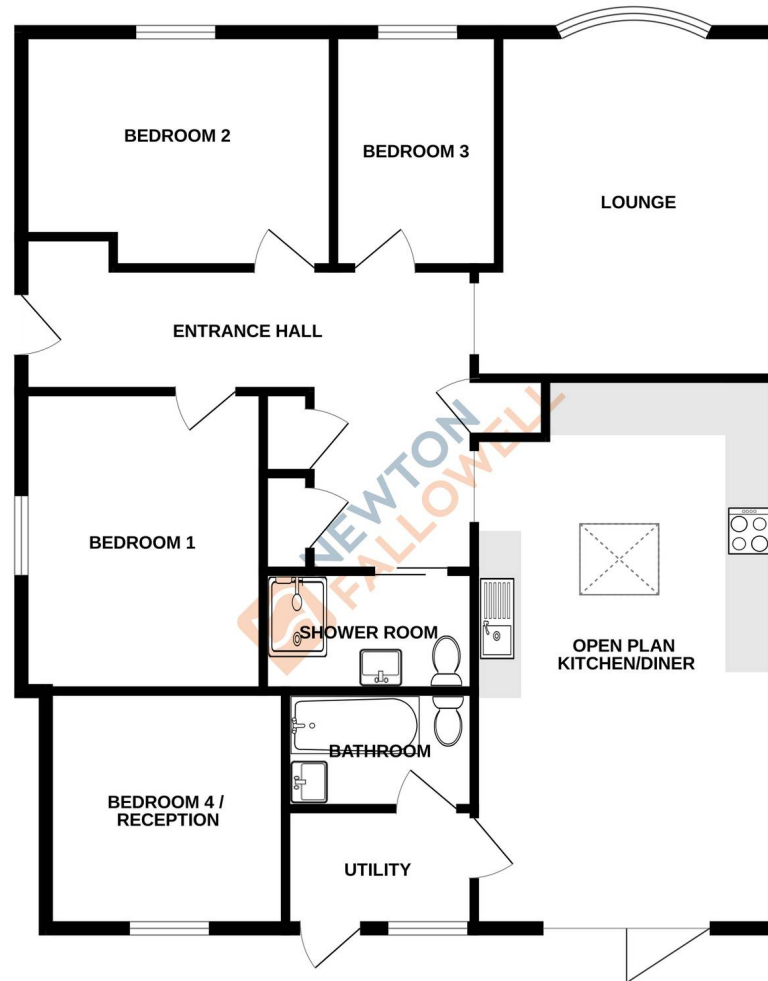
Bedroom Four/ Reception
10' 0" x 9' 10" (3.05m x 3.00m)

Shower Room
8' 3" x 5' 0" (2.51m x 1.52m)

Family Bathroom
7' 11" x 4' 7" (2.41m x 1.40m)



GROUND FLOOR
1171 sq.ft. (108.8 sq.m.) approx.



TOTAL FLOOR AREA : 1184sq.ft. (110.0 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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