



**Church Road**  
**Stamford, PE9 3RD**

Charming stone cottage in the heart of Ketton with driveway parking and a private courtyard garden. Offering three generous bedrooms, two reception rooms and a large kitchen/breakfast room, this character home blends exposed stonework and beams with practical village living - all just moments from local amenities.

**£1,195 PCM**

# Church Road

Stamford, PE9 3RD



- Three bedroom stone cottage
- Two reception rooms
- Character features including exposed stonework and beams
- Rear courtyard garden
- Central Ketton village location
- EPC Rating D
- Spacious kitchen/breakfast room
- Driveway parking for one vehicle
- Please Refer to Attached Key Facts for Tenants For Material Information Disclosures

## Entrance

Kitchen/Breakfast Room  
14'3 x 13'10 (4.34m x 4.22m)

Living Room  
14'11 x 12'4 (4.55m x 3.76m)

Dining Room  
14'2 x 14'0 (4.32m x 4.27m)

## First Floor Landing

## Bedroom 1

15'10 x 13'8 max (4.83m x 4.17m max)

Bedroom 2  
14'5 x 11'11 max (4.39m x 3.63m max)

Bedroom 3  
14'2 x 8'10 max (4.32m x 2.69m max)

## Rear Courtyard



## Directions

Please use the following postcode for Sat Nav guidance - PE9 3RD



## Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 619 sq.ft. FLOOR 2 496 sq.ft.  
 EXCLUDED AREAS : REDUCED HEADROOM 64 sq.ft.  
 TOTAL : 1,115 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	