



The Green

Stamford, PE9 3RA

A beautifully presented period stone cottage occupies a pleasant position on The Green, within the heart of the sought-after Rutland village of Ketton. Offering stylish and characterful accommodation arranged over two floors, the property has been thoughtfully presented throughout in a range of natural tones and benefits from a bespoke kitchen, two double bedrooms, with both benefiting from their own bathroom facilities, together with attractive gardens and excellent village amenities close by.

£400,000

The Green

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- Charming period stone cottage
- Situated in the heart of Ketton village
- Two double bedrooms
- Both bedrooms benefit from en-suite facilities
- Separate lounge and dining room
- Fitted kitchen and useful utility room
- Attractive established enclosed garden
- Driveway Parking for 2/3 vehicles
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

4'2" x 4'1" (1.27m x 1.24m)

Cloakroom

4'1" x 2'7" (1.24m x 0.79m)

Lounge

12'0" x 12'1" (3.66m x 3.68m)

Dining Room

10'4" x 13'11" (3.15m x 4.24m)

Kitchen

9'10" x 7'10" (3.00m x 2.39m)

Utility/Boot Room

13'11" x 6'0" (4.24m x 1.83m)

Landing

2'8" x 2'9" (0.81m x 0.84m)

Bedroom 1

10'1" x 11'10" (3.07m x 3.61m)

En Suite Bathroom

9'9" x 7'2" (2.97m x 2.18m)

Bedroom 2

12'0" x 9'3" (3.66m x 2.82m)

En Suite Shower Room

5'0" x 6'0" (1.52m x 1.83m)

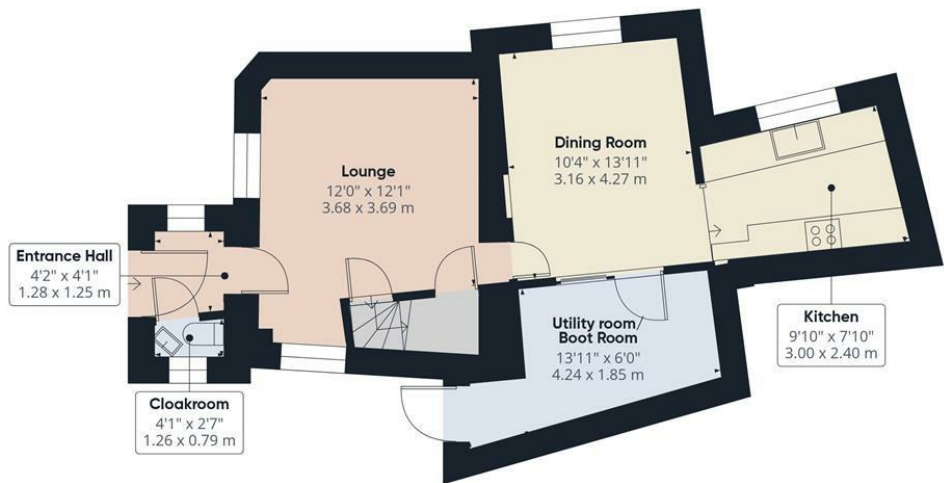


Directions

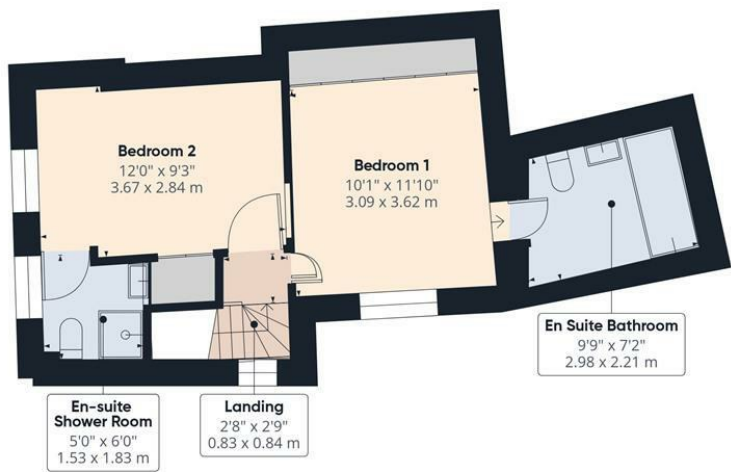
Please use the following postcode for Sat Nav guidance - PE9 3RA The Green is situated in the heart of Ketton, a historic Rutland village located approximately 3.5 miles from Stamford. The village has a good range of amenities including a village shop and Post Office, primary school, library, pubs, sports and community centre and a number of green spaces and walking routes.



Floor Plan



Ground Floor



Floor 1



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC