



16 Kelthorpe Close
Ketton

16 KELTHORPE CLOSE

Ketton, Stamford, PE9
3RS

Situated within a peaceful and established cul-de-sac in the highly regarded village of Ketton, this spacious detached family home occupies a particularly generous plot and presents an exciting opportunity to update and create a wonderful home tailored to individual tastes and requirements.

Set back behind a broad front lawn, the property enjoys an attractive approach with an extensive driveway providing ample parking and leading to a detached double garage. The accommodation extends over two floors, offering well-proportioned and versatile living spaces ideally suited to modern family life.





Step Inside

An entrance vestibule opens into a central hallway, providing access to the principal reception rooms and kitchen. To the left, a generous dining kitchen enjoys a dual-aspect outlook, filling the space with natural light. Fitted with a range of wall and floor standing cabinetry and integrated appliances, the room offers excellent space for both everyday family living and entertaining. A practical utility room sits directly off the kitchen, providing additional storage and space for white goods. Beyond, a rear entrance hall gives convenient access to the garden and is complemented by a useful ground floor shower room with wash basin and WC.





The reception accommodation is equally well proportioned. Positioned to the front of the property, a substantial reception room currently serves as a dining room and secondary sitting room, enjoying pleasant views across the quiet frontage and centred around an attractive open fireplace. At the rear, the principal sitting room is a wonderfully spacious environment, featuring a large fireplace, bay window and sliding doors opening directly onto the garden, creating a seamless connection between the house and its delightful surroundings.





First Floor

The first floor provides four well-proportioned bedrooms, three of which benefit from in built wardrobes or storage. These are served by a family bathroom fitted with a panelled bath with shower over, wash basin and WC.





Step Outside

Outside, the gardens are a particular highlight. The rear garden is particularly impressive, predominantly laid to lawn and offering an abundance of space for families, keen gardeners and outdoor entertaining alike. An orchard area adds further character, while a mature tree belt beyond the garden creates a wonderful sense of privacy and connection to the surrounding countryside. Just beyond the garden, a pathway provides direct access to a network of picturesque country walks, allowing residents to enjoy the very best of village living straight from their doorstep.

Whilst perfectly comfortable as it stands, the property offers considerable scope for sympathetic updating and enhancement, presenting a rare opportunity to create a bespoke family home in one of Rutland's most sought-after villages.





Finer Details



Local Authority: Rutland County Council
Council Tax Band: E

Tenure: Freehold
Possession: Vacant upon completion

EPC Rating: 61 | D
EPC Rating Potential: 74 | C

Services: Mains water, drainage, and electric are understood to be connected. The property has gas fired central heating. (none tested by the agent).

Fixtures & Fittings: Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



Ground Floor
Approx 144.2 sq metres
(1552.3 sq feet)



First Floor
Approx 66.8 sq metres
(718.7 sq feet)



Total Indoor Area : Approx 211.0 sq metres / 2271.0 sq ft
Garage Area : Approx 45.8 sq metres / 494.3 sq ft
Total Area : Approx 256.8 sq metres / 2765.3 sq ft

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



01780 758 090
stamford@digbyandfinch.com
8 St Mary's Hill, Stamford, PE9 2DP

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