



Braithwaite Close, Ketton
, Rutland, PE9 3SP

NEWTONFALLOWELL 

Braithwaite Close, Ketton
, Rutland, PE9 3SP
£385,000 Freehold

****SOLD PRIOR TO MARKETING OTHERS URGENTLY NEEDED**** Gorgeous extended three bedroom detached chalet bungalow tucked away in the corner of a quiet cul de sac of Ketton. The property benefits from a lovely, landscaped corner plot garden, oversized garage with workshop, loft conversion, extended sun room, two reception rooms and spacious kitchen.

The property is arranged over two floors, entering via the entrance hall with a handy double storage cupboard and stairs leading to the first floor. The entrance hall offers great flow downstairs connecting the living room, kitchen, bathroom and both the double bedrooms. To one side of the property is the modern three piece shower room and two separate double bedrooms, both with built in wardrobes. The master bedroom has its own three piece en-suite, with walk in shower. To the other side of the bungalow is the light and airy living room with feature fireplace, separate dining room with access onto the garden and the kitchen which features an array of units and a utility area with built in larder. Completing downstairs is the extended sunroom with patio doors which open out onto the garden. To the first floor, the landing is spacious enough to be used as a study. The loft conversion has created another bedroom with stunning views out onto the fields.

Outside to the front a block paved driveway offers off road parking for up to three vehicles and access to the oversized garage with electric roller door. An inset footpath leads to the front door accompanied by raised borders and both sides. Gated access to the side of the bungalow leads into the landscaped rear garden mainly low maintenance with a patio seating area, mature borders, beautiful running pond and uninterrupted views over farmers' fields. To the rear of the garage is a workshop, a versatile space.



Entrance hall

11'2 x 10 narrowing to 2'8 (3.40m x 3.05m narrowing to 0.81m)

Bathroom

8'10 x 6'1 (2.69m x 1.85m)

Living Room

18'1 x 11'2 (5.51m x 3.40m)

Dining Room

10'10 x 7'11 (3.30m x 2.41m)

Kitchen

12'10 x 10'10 (3.91m x 3.30m)

Utility Room

6'11 x 4'10 (2.11m x 1.47m)

Sun Room

21'7 x 9'6 (6.58m x 2.90m)

Bedroom One

14'3 x 10'2 (4.34m x 3.10m)

En-Suite

6'3 x 5 (1.91m x 1.52m)

Bedroom Two

12'7 narrowing to 10'2 x 8'1 (3.84m narrowing to 3.10m x 2.46m)

Study/Landing

12 x 7'8 (3.66m x 2.34m)

Bedroom Three

14'8 x 7'8 (4.47m x 2.34m)

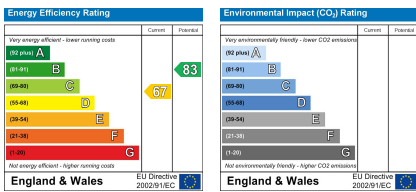
Workshop

14'5 x 8'10 (4.39m x 2.69m)

Garage

16'6 x 8'10 (5.03m x 2.69m)





AGENTS NOTE – DRAFT PARTICULARS:

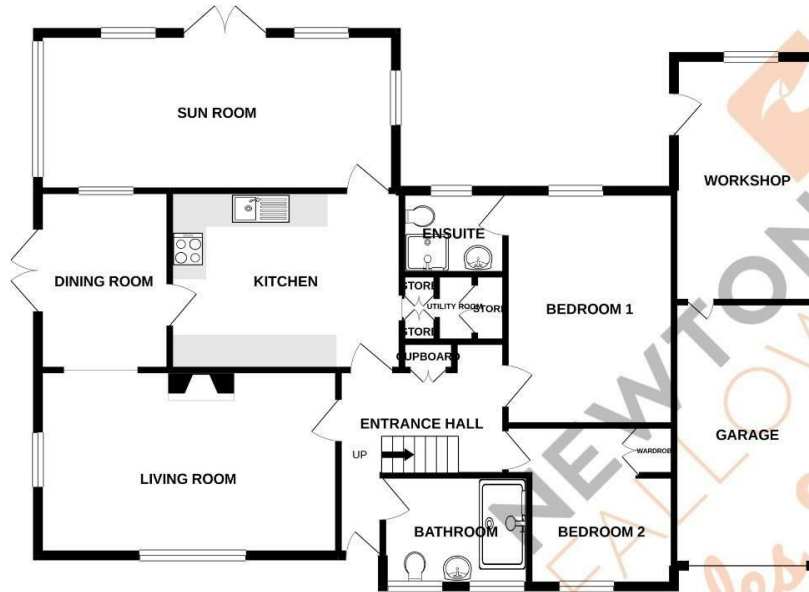
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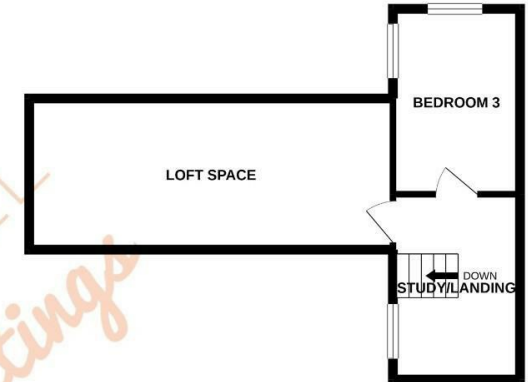
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GROUND FLOOR
1343 sq.ft. (124.7 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1713 sq.ft. (159.2 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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