



Timbergate Road, Ketton
Stamford, PE9 3SW

NEWTONFALLOWELL 

Timbergate Road, Ketton
Stamford, PE9 3SW
£395,000 Freehold

Lovely extended three bedroom detached home tucked away on a lovely estate in Ketton and situated on a large corner plot, with great potential for further development (subject to planning). The property boasts generous front and back gardens, ample off-road parking, single garage, two extended reception rooms, kitchen with a wealth of units, separate utility, three well balanced bedrooms and bathroom fully tiled.

The property is arranged over two floors, entering via extended porch/entrance hall with stairs leading to the first floor and a downstairs cloakroom. To one side of the property is the light and airy living room with dual windows, patio door and feature fireplace. To the other side of the property is the extended dining room featuring an abundance of living space and access into the kitchen featuring base and eye level units. Completing downstairs is the separate utility with access into the single garage. To the first floor, the landing connects two well-proportioned double bedrooms, a further single bedroom, a two-piece bathroom and separate W/C. All the bedrooms benefit from built in wardrobes.

Outside to the front is a gravelled driveway offering off road parking for at least six vehicles, access to the single garage and a front garden mainly lawn. Gated access on both sides of the property lead into the enclosed and private rear garden which features a patio seating area, lawn with mature borders and a further vegetable patch at the back of the garden with a stunning open field view.



Entrance hall

14'6 x 5'8 narrowing 3'7 (4.42m x 1.73m
narrowing 1.09m)

Cloakroom

4'9 x 2'3 (1.45m x 0.69m)

Living room

17'1 x 16'8 (5.21m x 5.08m)

Dining room

14'2 x 10'2 (4.32m x 3.10m)

Kitchen

15'1 x 7'11 (4.60m x 2.41m)

Utility

8'4 x 6'6 (2.54m x 1.98m)

Garage

16'3 x 8'11 (4.95m x 2.72m)

Landing

9'11 x 2'7 (3.02m x 0.79m)

Bedroom one

13'6 x 11'3 (4.11m x 3.43m)

Bedroom two

11'7 x 10'3 (3.53m x 3.12m)

Bedroom three

9'1 x 7'2 (2.77m x 2.18m)

Bathroom

7'2 x 5'5 (2.18m x 1.65m)

W/C

5'10 x 2'6 (1.78m x 0.76m)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs 76 A	76 A	Very environmentally friendly - lower CO ₂ emissions 76 A	Very environmentally friendly - lower CO ₂ emissions 76 A
61-75 B	61-75 B	61-75 B	61-75 B
46-60 C	46-60 C	46-60 C	46-60 C
31-45 D	31-45 D	31-45 D	31-45 D
16-30 E	16-30 E	16-30 E	16-30 E
1-15 F	1-15 F	1-15 F	1-15 F
0-15 G	0-15 G	0-15 G	0-15 G

England & Wales EU Directive 2002/91/EC

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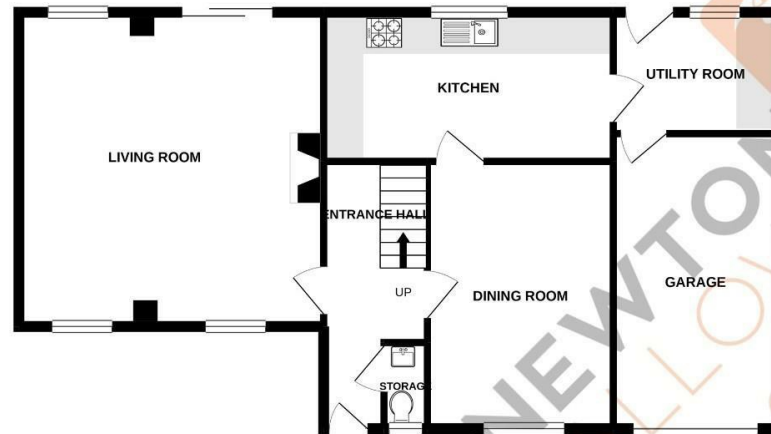
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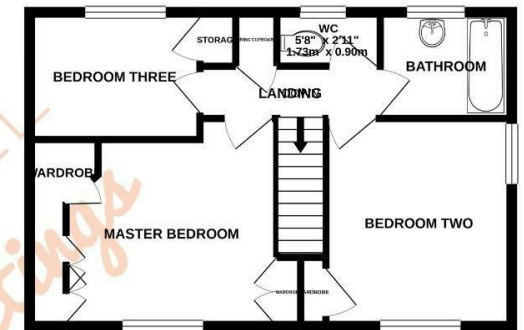
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GROUND FLOOR
841 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 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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