




NEWTON
FALLOWELL

Barrowden Road,
Ketton, Rutland, PE9 3RJ

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**Barrowden Road,
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£750,000 Freehold**

Situated in the highly sought after location of Barrowden Road in the lovely village of Ketton is this executive detached family home, offering a generous amount of living space. This highly-impressive FOUR bedroom detached house, offers an abundance of accommodation, including a large living room, dining room, study, family room, sunroom, modern kitchen with utility, four well balanced double bedrooms, two bathrooms. The property also enjoys AMPLE off-road parking for at least five vehicles and a large, enclosed south facing rear garden, with gorgeous summer house.

Upon entering the property, you are met by a bright entrance porch which internally leads into the entrance hall with stairs leading to the first floor and a downstairs cloakroom. To one side of the property is the spacious living room with stunning feature wood burner in the centre, bay window and access into the sun trap sunroom. To the other side of the entrance hall is the modern kitchen featuring a wealth of units, integrated appliances, utility room and a separate dining room with its own French doors which lead out onto the garden. Completing downstairs is a useful/versatile study and a conversion of the garage which has created a further reception room currently being used as the family room. To the first floor, the landing connects four well balanced double bedrooms, all boasting fitted wardrobes and a modern five-piece family bathroom with walk in shower. Bedroom one features its own dressing area, three piece en suite and two sky lights.

Outside to the front a block paved driveway provides parking for numerous vehicles and access to the garage/storage with electric up and over door. There's access on both sides of the property which lead to the rear garden. The rear garden is stunning with its south facing aspect, patio seating areas, vast lawn with mature borders, vegetable patch and the lovely summer house with its own decking. Viewings are highly recommended!



Entrance Porch

10'2 x 4'9 (3.10m x 1.45m)

Hallway

11'3 x 10'5 (3.43m x 3.18m)

Cloakroom

6'10 x 3'3 (2.08m x 0.99m)

Living Room

20 x 12'10 (6.10m x 3.91m)

Sun Room

13'8 x 7'11 (4.17m x 2.41m)

Dining Room

10'5 x 10'4 (3.18m x 3.15m)

Kitchen

12'7 x 11 narrowing to 8'9 (3.84m x 3.35m narrowing to 2.67m)

Utility Room

7'2 x 6'10 (2.18m x 2.08m)

Study

13'5 x 12'7 narrowing to 8'7 (4.09m x 3.84m narrowing to 2.62m)

Family Room

15 x 9'10 (4.57m x 3.00m)

Garage/Storage

15 x 4'10 (4.57m x 1.47m)

Landing

19'8 narrowing to 5'8 x 14'4 narrowing to 2'7 (5.99m narrowing to 1.73m x 4.37m narrowing to 0.79)

Bedroom One

14'6 x 12'11 (4.42m x 3.94m)

Dressing Room

10'2 x 6'6 (3.10m x 1.98m)

En-Suite

10'2 x 5'1 (3.10m x 1.55m)

Bedroom Two

13'8 x 11'1 (4.17m x 3.38m)

Bedroom Three

16'7 narrowing to 12'12 x 9'6 (5.05m narrowing to 3.66m x 2.90m)

Bedroom Four

10'2 x 12'11 (3.10m x 3.94m)

Bathroom

13'8 x 5'6 (4.17m x 1.68m)



Summer House

14'5 x 9 (4.39m x 2.74m)



- Substantial Detached Family Home
- Sought after Village Location,
- Generous rear garden with southern aspect and Gorgeous summerhouse
- Four well balanced double bedrooms
- Kitchen and separate utility room
- Four spacious reception rooms
- Ample off road parking and garage/storage
- EPC Rating - C
- Owned solar panels on the roof
- Two bathrooms and downstairs cloakroom



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		75	
(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	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

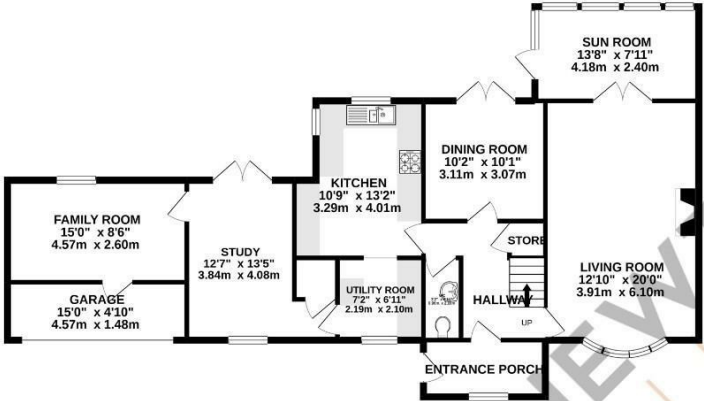
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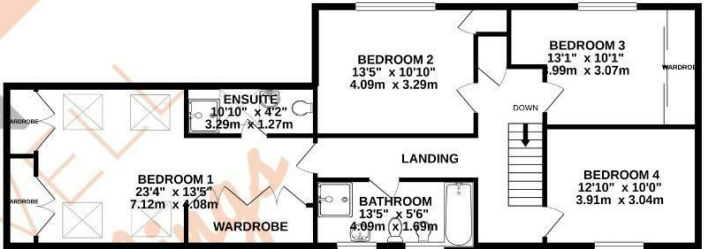
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GROUND FLOOR
1142 sq.ft. (106.1 sq.m.) approx.



1ST FLOOR
986 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA : 2128 sq.ft. (197.7 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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