



**High Street,**  
Ketton, Rutland, PE9 3TE

**NEWTON**FALLOWELL 

High Street,  
Ketton, Rutland, PE9 3TE  
Guide Price £500,000 - £525,000  
Freehold

\*GUIDE PRICE £500,000 - £525,000\* Stunning stone built detached character property, situated in the lovely village of Ketton close to local amenities. The property boasts three double bedrooms, two spacious receptions rooms, open plan kitchen/diner, downstairs cloakroom, two bathrooms, a generous rear garden, oversized detached garage, ample off road parking and lovely views over farm fields.

The property is arranged over two floors, entering via the entrance hall which features a lovely parquet flooring and connects the living room, family room, kitchen diner and the cloakroom. The living room features a wood burner in the centre and a gorgeous bay window which floods the room with natural light. The family room offers versatility depending on your lifestyle. Completing downstairs is the open plan kitchen diner with an abundance of living space, tiled flooring and a handy pantry. To the first floor, the landing connects three well balanced bedrooms. Bedroom one has its own three piece en suite with walk in shower. Bedroom two and three share a Jack and Jill bathroom with walk in shower.

Outside to the front a gravelled driveway offers ample off road parking for at least three vehicles and access to the detached oversized garage. Gated access to the side of the property leads to the established rear garden featuring a patio seating area and a raised lawn area with fields views.



### Entrance Hall

13'10 narrowing to 5'8 x 12'7 narrowing to 4'7  
(4.22m narrowing to 1.73m x 3.84m narrowing to 1.40)

### Cloakroom

5'9 narrowing to 2'8 x 4'1 (1.75m narrowing to 0.81m x 1.24m)

### Living Room

12'4 x 16'11 narrowing to 13'9 (3.76m x 5.16m narrowing to 4.19m)

### Family Room

13'8 x 12'4 (4.17m x 3.76m)

### Kitchen/Diner

20'4 x 12'5 (6.20m x 3.78m)

### Landing

12'7 x 5'8 (3.84m x 1.73m)

### Bedroom One

13'10 x 12 (4.22m x 3.66m)

### En-Suite

7'4 x 4'7 (2.24m x 1.40m)

### Bedroom Two

13'6 x 12'4 (4.11m x 3.76m)

### Bedroom Three

12'3 x 9'3 (3.73m x 2.82m)

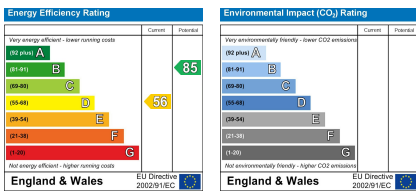
### Jack and Jill Bathroom

5'7 x 4'4 (1.70m x 1.32m)

### Garage

18'7 x 14 (5.66m x 4.27m)



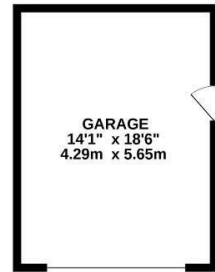


**AGENTS NOTE – DRAFT PARTICULARS:**

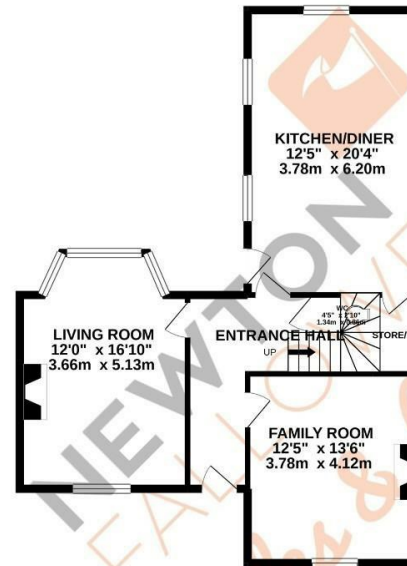
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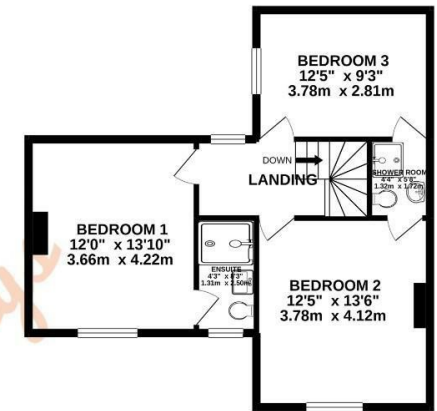
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**GROUND FLOOR**  
986 sq.ft. (91.6 sq.m.) approx.



**1ST FLOOR**  
571 sq.ft. (53.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1557 sq.ft. (144.6 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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