

## 35 High Street, Ketton, Rutland, PE9 3TA

Set in the popular Rutland village of Ketton, this fully refurbished Grade II Listed cottage is beautifully presented throughout.

The accommodation comprises of a dining hall with stone flooring and large inglenook fireplace, sitting room with feature fireplace, a large vaulted ceiling kitchen with double butler sink and built in dishwasher and patio doors overlooking the garden as well as a useful laundry room with wc. To the first floor is a master bedroom with feature stone wall, a second bedroom with built in wardrobe and a luxury bathroom with freestanding bath.

To the rear of the property is a well established lawn garden with flower borders, along with gravelled seating area with summer house.

A viewing is strongly advised to appreciate the standard of finish on offer. The property has been rewired, replastered, has a brand new heating system with cast iron radiators as well as a new kitchen and bathroom

Under the Estate Agents Act 1979 please note that the vendor of this property is an employee of Sowden Wallis.

**Asking price £325,000 Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Character cottage with modern feel
- Two bedrooms
- Large kitchen overlooking garden
- Vaulted ceilings
- Good sized garden

- Fully refurbished
- Grade II Listed
- Sitting room and dining room
- Useful stone out buildings
- Viewing a must



**ACCOMMODATION:**

**Dining Hall**  
3.84m x 3.35m (12'7 x 11'0)

**Sitting Room**  
3.99m max x 4.01m max, 3.43m min (13'1 max x 13'2 max, 11'3 min)

**Utility Room/ Wc**  
2.29m x 2.26m (7'6 x 7'5)

**Kitchen**  
6.15m x 2.21m (20'2 x 7'3)

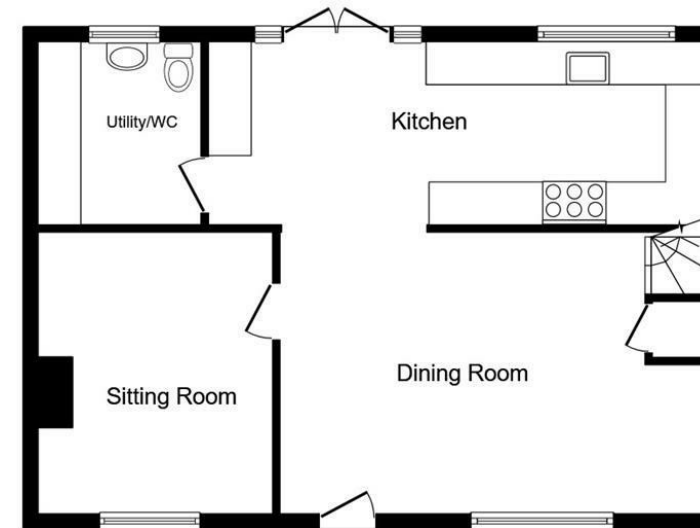
**Landing**

**Master Bedroom**  
3.96m x 3.71m (13'0 x 12'2)

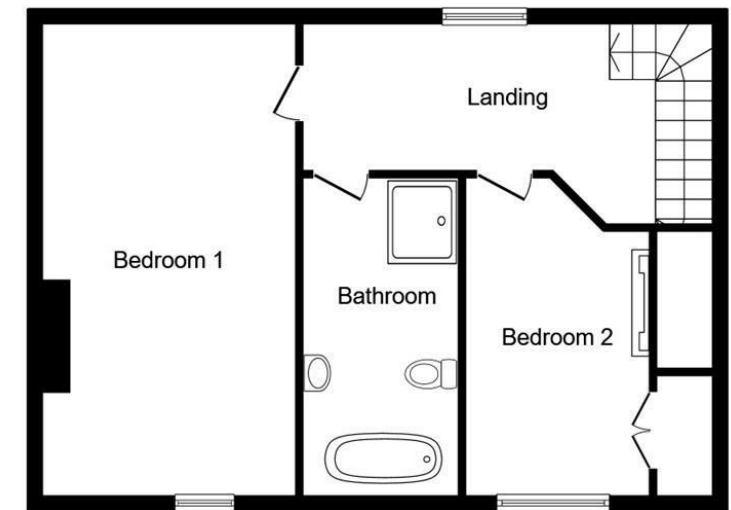
**Bedroom Two**  
2.92m x 2.64m (9'7 x 8'8)

**Bathroom**  
2.90m x 1.68m (9'6 x 5'6)

**FLOOR PLAN:**



**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.