



# Spinney Road, Ketton

Offers Over £300,000

# Welcome Home

PROPERTY



Discover your dream home in Ketton, a charming three-bedroom bungalow in a coveted neighbourhood. This delightful property exudes warmth and style, inviting you into a space where comfort meets elegance.

Step inside and be greeted by a harmonious blend of solid oak flooring and tasteful décor, creating an atmosphere of refined comfort. Each detail in this home is crafted to enhance its welcoming ambience, making it a perfect retreat for relaxation and togetherness.

The heart of the home is the spacious kitchen diner, an ideal setting for family gatherings and memorable meals. Its open-plan design fosters a sense of inclusivity, making every moment spent here a joy, whether you're cooking, dining, or simply enjoying each other's company.

Relax and rejuvenate in the beautifully appointed bathroom, a tranquil haven with a bespoke vanity made from Ketton stone and solid oak. This serene space is your personal spa, perfect for unwinding after a busy day.

The conservatory, a luminous extension of the home, offers a serene spot for relaxation or dining, with views of the stunning, low-maintenance garden. It's a peaceful outdoor haven, ideal for enjoying nature and tranquillity.

Accommodation in this home includes three generously sized double bedrooms, each a serene sanctuary promising restful nights. Additionally, the property benefits from a convenient off-road driveway with ample parking.

Located in the welcoming community of Ketton, this bungalow is a blend of peaceful living and easy access to local amenities, shops, cafes, and outdoor activities. It's a lifestyle choice for those seeking balance and beauty.

This three-bedroom bungalow is not just a house, but a home filled with elegance and comfort, a unique opportunity waiting for you. Contact us to arrange a viewing and embrace the opportunity to make this your new home.









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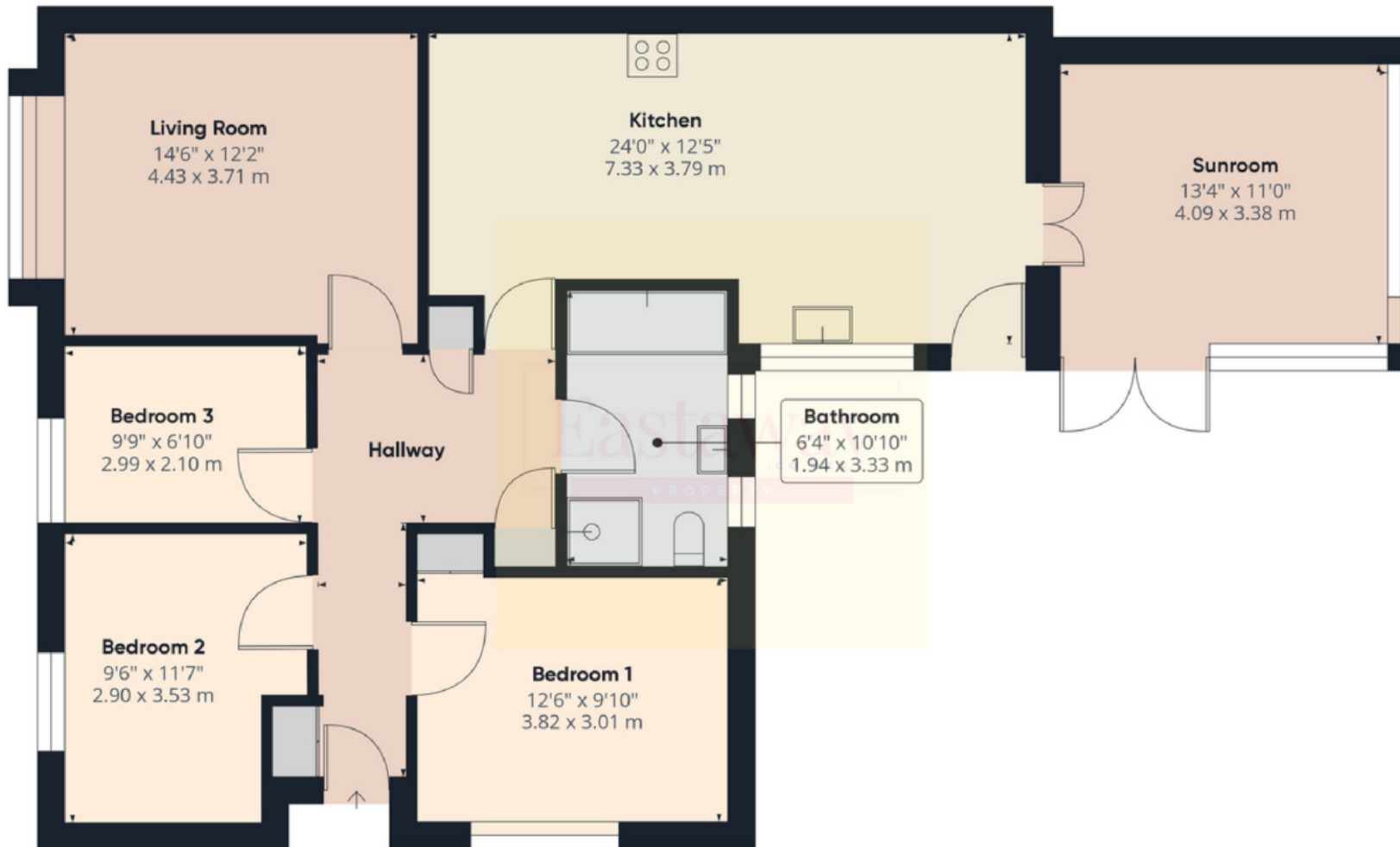
# Virtual Tour

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**Approximate total area<sup>®</sup>**  
1118.45 ft<sup>2</sup>  
103.91 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <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>	<b>3</b>	<b>2</b>
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

England, Scotland & Wales

EU Directive  
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# Delve Into The Details

This semi-detached 3 bedroom bungalow is a freehold property spanning approximately 0.09 acres (357 sq metres). Approximate Total Area: 1118.45 sq foot.

It has mains electricity, water and sewage along with gas central heating and is under the jurisdiction of Rutland County Council (Council Tax Band: C, EPC Rating: C).

The property's prime location ensures a brief commute to Stamford town centre and the train station, okay mobile coverage, and broadband speeds catering to all digital needs.

11-minute drive approx. Into Stamford town centre.

Mobile Coverage is considered okay with EE, 02, Vodafone and Three.

Average broadband speed – 8mb for basic, 1000mb for ultrafast and overall.

# Life in Ketton

Ketton, a charming village in Rutland, offers a serene yet vibrant lifestyle, harmoniously blending rural tranquillity with a lively community spirit. Nestled in the heart of England's smallest county, Ketton is surrounded by rolling countryside, providing a picturesque setting for outdoor enthusiasts. The village boasts essential local amenities, including a well-stocked convenience store, a traditional post office, and a welcoming pub known for its local cuisine and warm atmosphere.

Culturally rich, Ketton is home to the magnificent St. Mary's Church, a historical landmark that is a testament to the village's rich heritage. For those seeking leisure and recreation, the Ketton Sports and Community Centre is a hub of activity, offering various sports and social events that cater to all ages. The nearby Rutland Water, a large artificial lake, is a haven for birdwatchers, cyclists, and walkers, making it a perfect spot for family outings and nature lovers.

Ketton's excellent transport links provide easy access to larger towns and cities, while its strong sense of community is evident in the various local events and festivals that bring residents together. The village school is highly regarded, making Ketton an ideal place for families. In summary, living in Ketton offers a unique blend of rural charm, community warmth, and access to a range of amenities and attractions, making it an inspiring place to call home.



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Viewings

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Viewings are by appointment only and must be  
booked at least 24 hours in advance using one of  
the methods above.

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