



Aldgate Court, Ketton

In Excess of £725,000

15 Aldgate Court

Ketton, Stamford

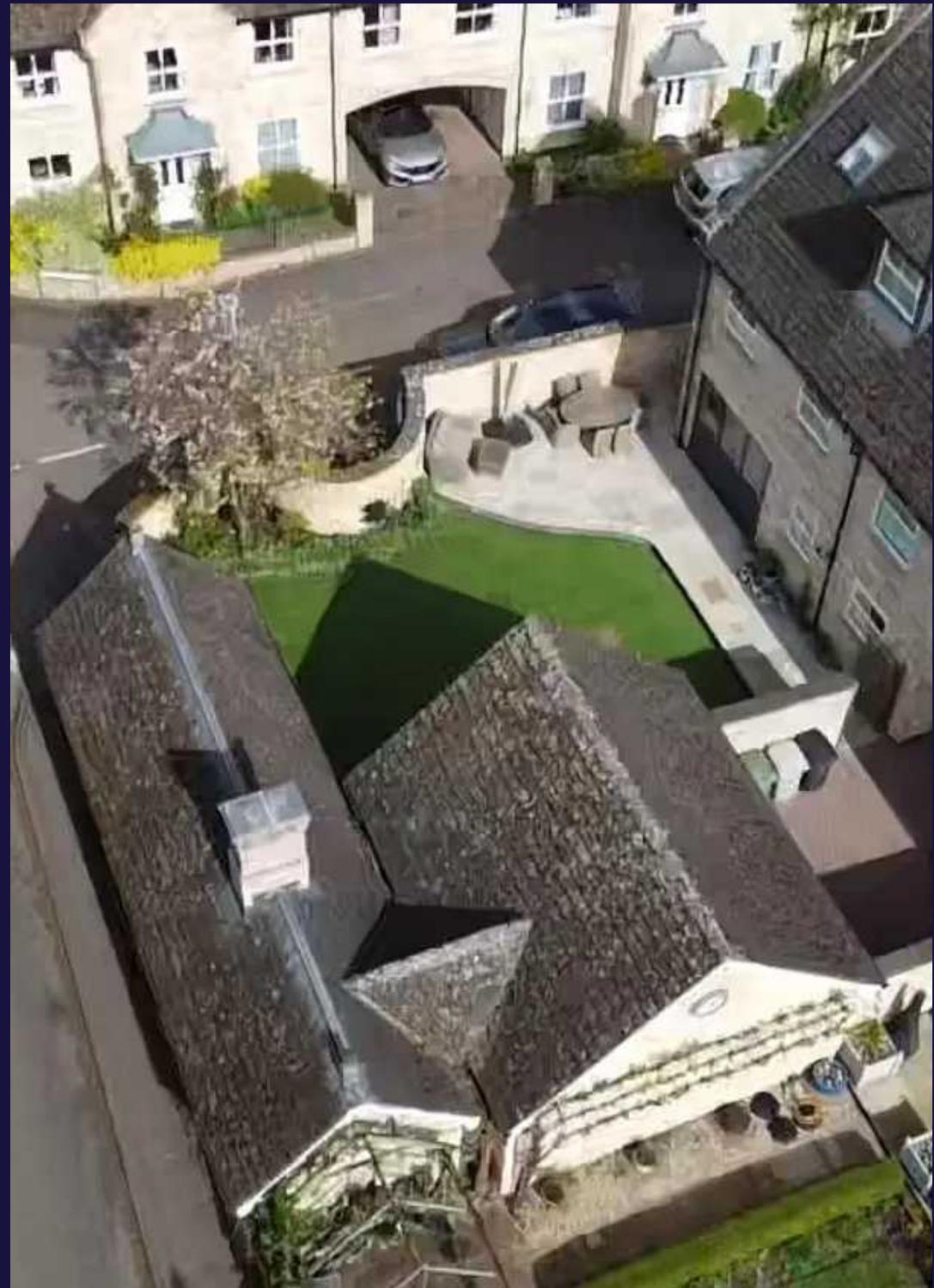
This modern stone-built gem features a gym/games room and sauna, as well as a principal suite with its own private snug, walk-in wardrobe, and hidden bathroom. There is also a huge kitchen diner with a separate utility, study, and family living room, as well as five double bedrooms plus 3 bathrooms!
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Private covered driveway with EV charging point.
- Extra snug and study, along with copious storage throughout the home.
- Energy-efficient, fitted with plantation shutters and double-glazed windows.
- Historic games room/gym housed in the original W. Stafford weighbridge office from pre-1848.
- Located in a sought after area of Ketton, Rutland
- Open-plan kitchen/dining with bi-folding doors leading to a low maintenance enclosed garden with terraced seating area.
- Luxurious principal suite with snug, dressing room, and hidden en-suite bathroom.



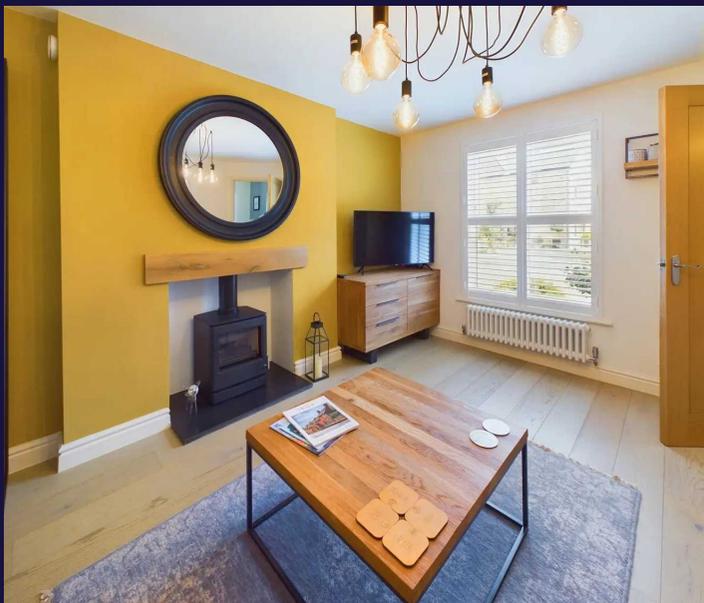


Step through the doors of this modern, stone-built gem, and you'll immediately be at home in the heart of Ketton. This property combines modern life's conveniences with rural England's character and charm. Its 2000 construction stands the test of time, offering a spacious haven for a family seeking style and substance.

Get cooking in the generous kitchen, where there's plenty of room for a large Rangemaster stove, alongside a generous dining area with ample space for an eight-seater table. Just off to the side, a handy utility room hides away the laundry with space for a washer/dryer and keeps the kitchen clutter-free.

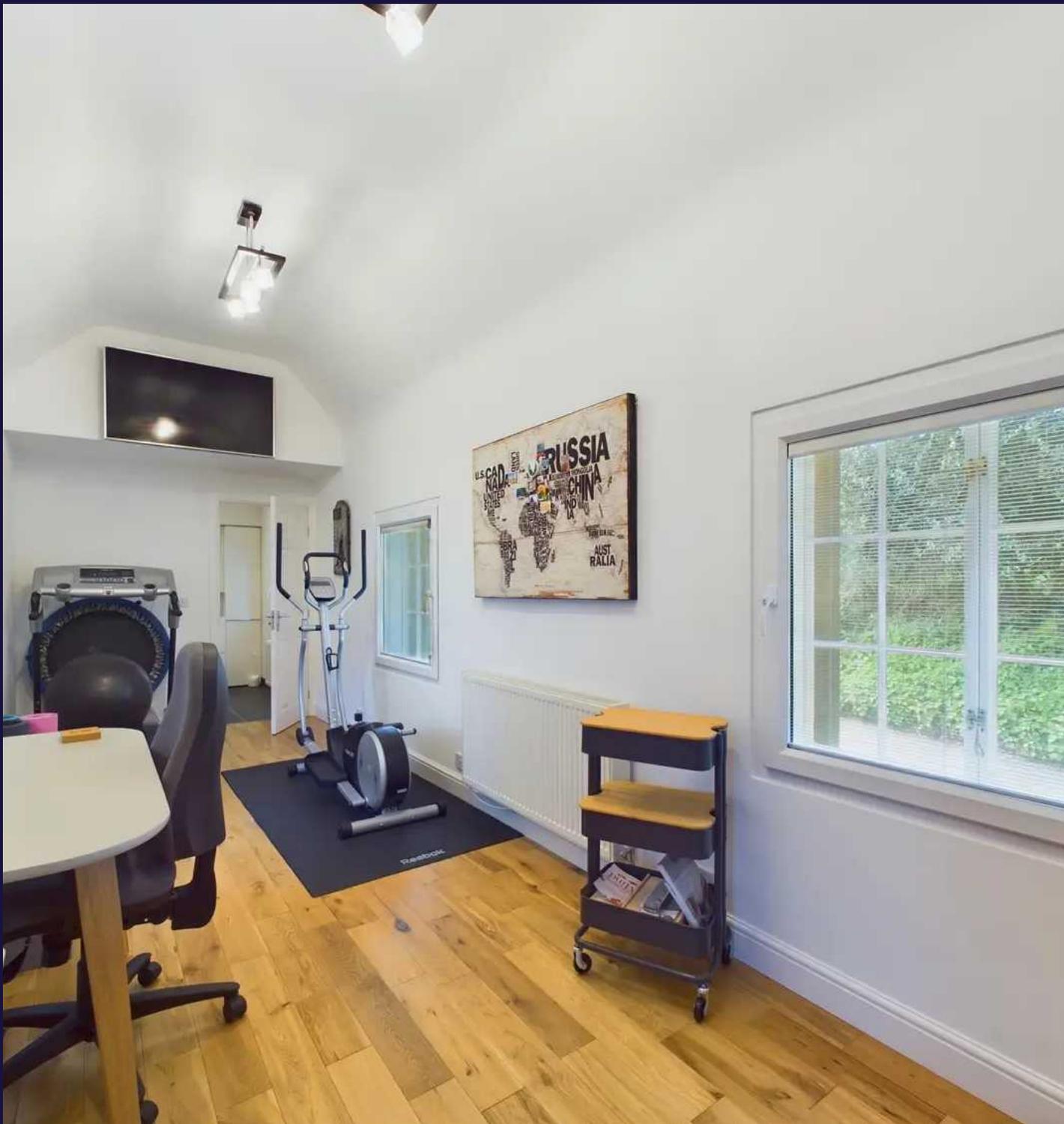
The ground floor doesn't stop there. A cosy study offers the perfect spot for catching up on emails or getting lost in a good book, while the separate living room, with its custom plantation shutters, is just the ticket for family movie nights or entertaining friends.

The nods to the property's history are unmissable, especially in the unique gym and games room. Housed in the only building that survived demolition from an 1848 Ketton railway legacy and once used as a weighbridge office for W. Stafford, as imprinted on the building, it now features a sauna, adding a splash of luxury to its rich provenance.



Upstairs is all about relaxation. The principal suite is a real treat, with its large bedroom, private snug for quieter moments, and a dressing room that leads to a hidden bathroom where a freestanding bath and rainfall shower await to wash away the day. The front-facing second bedroom isn't just a place to sleep; it's got its own en-suite and plush plantation shutters that really make the room.

The practicalities are covered, too, with plenty of storage space tucked away in large cupboards on the first and second floors.



Up on the top floor, the charm continues with three more bedrooms, each with their own quirks, like dual-aspect windows and bright skylights. And there's a second-floor shower room to boot, meaning no morning queues for the bathroom.

Out back, the garden is a low-maintenance dream with a tidy, terraced area just right for a summer BBQ or a quiet coffee. The private driveway and double garage mean parking's a breeze, with the added bonus of an electric vehicle charging point for those who are looking towards the future.

This home isn't just a collection of rooms; it's a slice of village life, ready-made for a family to fill it with laughter, memories, and the occasional Sunday roast. Welcome to Ketton – welcome home.

Delve Into The Details

This semi-detached property, constructed in 2000, is a freehold property spanning approximately 0.08 acres (339 sq metres). Approximate Total Area: 2,481.24 sq foot.

It enjoys main services for electricity, water, sewage and gas. It is under the jurisdiction of Rutland County Council (Council Tax Band: G, EPC Rating: C).

Mobile coverage is considered Ok for O2, Three, EE and Vodafone.

Average broadband speed – 6mb for basic, 80mb for superfast and 1000mb for ultrafast and overall.

Please note that information regarding mobile phone coverage and broadband may not be accurate and should be independently verified.



Entrance Hall
8' 2" x 14' 0" (2.48m x 4.27m)

Living Room
11' 7" x 14' 1" (3.52m x 4.30m)

Study
8' 11" x 7' 1" (2.71m x 2.15m)

WC
2' 11" x 6' 0" (0.90m x 1.84m)

Kitchen Diner
27' 4" x 8' 7" (8.33m x 2.62m)

Utility Room
5' 9" x 7' 0" (1.75m x 2.13m)

First Floor Landing
5' 10" x 17' 2" (1.79m x 5.22m)

Principal Bedroom
16' 1" x 13' 9" (4.90m x 4.18m)

Principal Snug
7' 3" x 9' 10" (2.22m x 3.00m)

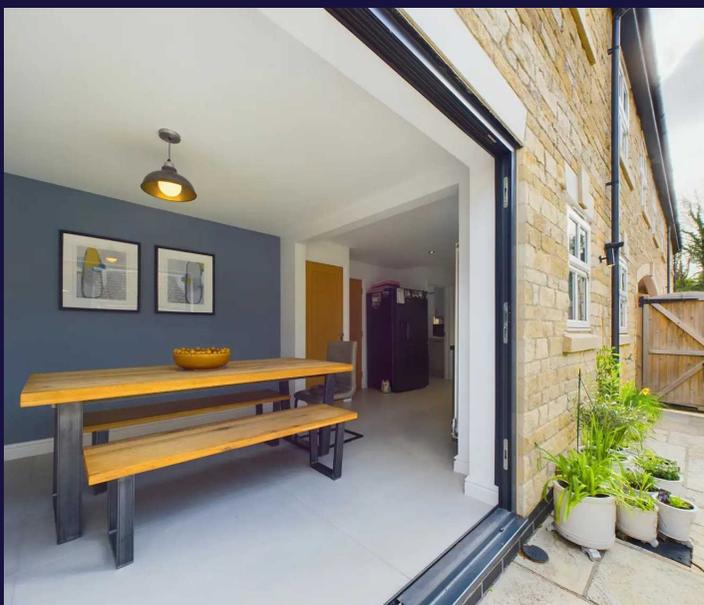
Principal Dressing Room
5' 1" x 9' 10" (1.56m x 3.00m)

Principal En-Suite
5' 0" x 5' 5" (1.53m x 1.66m)

Bedroom 2
11' 9" x 15' 1" (3.57m x 4.60m)

Bedroom 2 En-Suite
8' 1" x 8' 3" (2.46m x 2.52m)

Second Floor Landing
11' 6" x 3' 1" (3.50m x 0.94m)











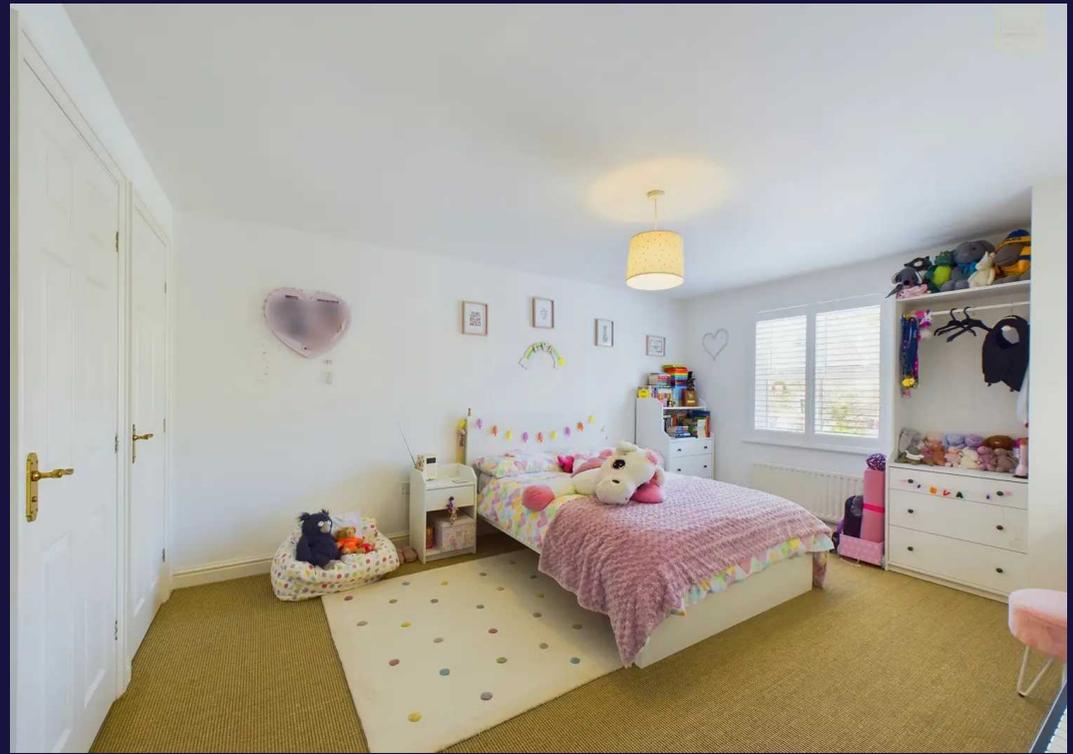


The Games Room is a historical building that dates back to pre-1848. It is the only building that survived demolition after the closure of a commercial yard owned by The Midland Railway in 1973. The building still bears the initials of W. Stafford on both sides, and records show that it was used as a weighbridge office, coal yard office, and even a storage shed before it was incorporated into the new development of executive homes built in 2000. The picture shows the original buildings along the road, with the Games Room being the closest to us.









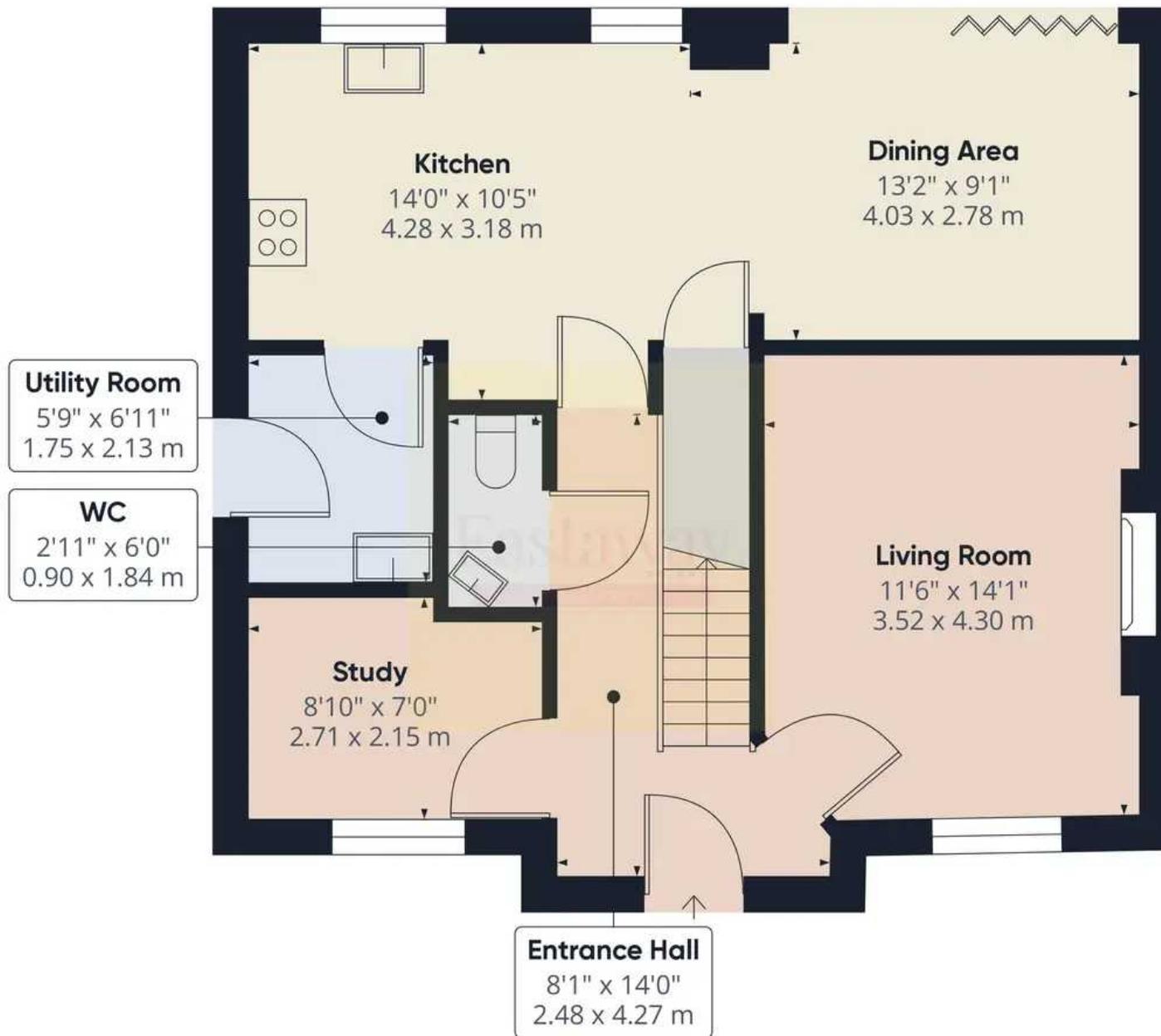












Approximate total area⁽¹⁾
635.83 ft²
59.07 m²

(1) 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.

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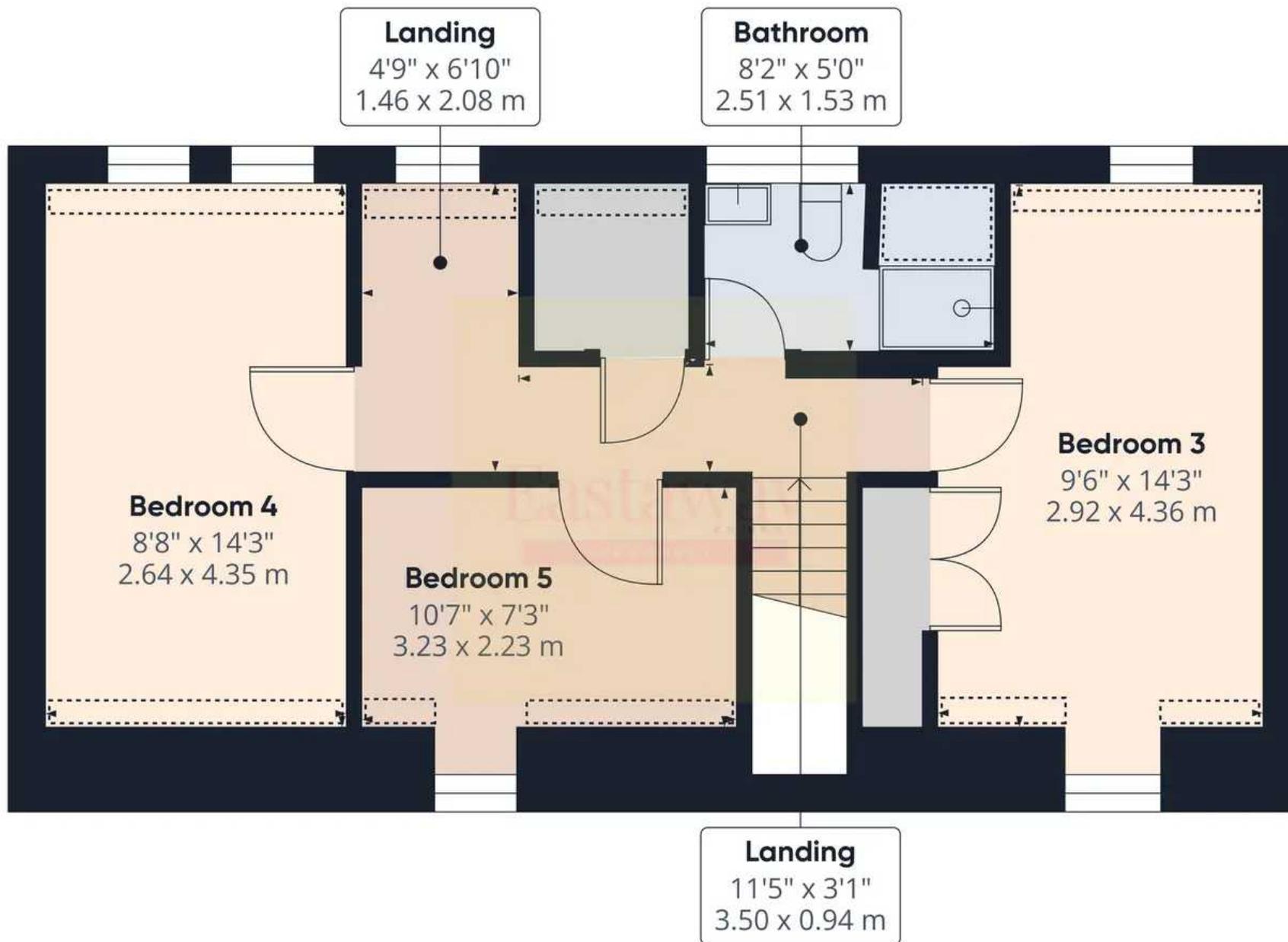


Approximate total area⁽¹⁾
809.45 ft²
75.2 m²

(1) Excluding balconies and terraces

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Approximate total area⁽¹⁾

477.84 ft²

44.39 m²

Reduced headroom

42.94 ft²

3.99 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2481.24 ft²

230.52 m²

Reduced headroom

42.94 ft²

3.99 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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