

6 Kelthorpe Close

Ketton, Stamford

Beautifully presented family home in sought-after Ketton, featuring a south-east facing garden, multiple reception rooms, and significant development potential.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Family home on a large plot with south-east facing garden
- Located in a sought-after area of Ketton
- Access to the Jurassic Coast walking trails nearby
- Significant potential for further extension/development due to the large plot (subject to planning permissions)
- Stunning garden with multiple zones, including a raised decked area, patio, lawn, and bowls court
- Modernised throughout and beautifully presented



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Welcome to this exceptional family home located in the highly desirable area of Ketton. Situated on a substantial plot, this property boasts a stunning southeast-facing garden with multiple zones, including a raised decked area, patio, lawn, and even a bowls court. The home offers four spacious double bedrooms, two modern bathrooms, and a convenient downstairs WC.

The heart of the home is the open-plan lounge/diner, which flows seamlessly into a spacious conservatory overlooking the private garden. Additionally, there are two versatile reception rooms currently used as a gym and home office. The modern kitchen leads to a separate utility room with direct access to the garden.

Thanks to its generous plot, this property presents a fantastic opportunity for further development or extension. The house is ideally situated with easy access to the scenic Jurassic Coast walking trails, perfect for outdoor enthusiasts.

Modernised throughout, this home is beautifully presented and ready for its next family to move in and enjoy. The hot tub is available by separate negotiation, adding an extra touch of luxury to this already impressive property. Don't miss the chance to make this wonderful home yours.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1824.36 ft²

169.49 m²

Reduced headroom

12.74 ft²

1.18 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

The Important Details

This house is a freehold property spanning approximately 0.25 acres (1008 sq metres).

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

Mobile Coverage is considered Okay with EE, Three and Vodafone. It is considered Good with O2.

The average broadband speed is 4 MB for basic, 39 MB for superfast, 1000 MB for Ultrafast, and overall.

Please note that information regarding mobile phone coverage and broadband speeds is automatically generated using publicly available data. It should not be relied upon for accuracy. You should verify the information independently.



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