



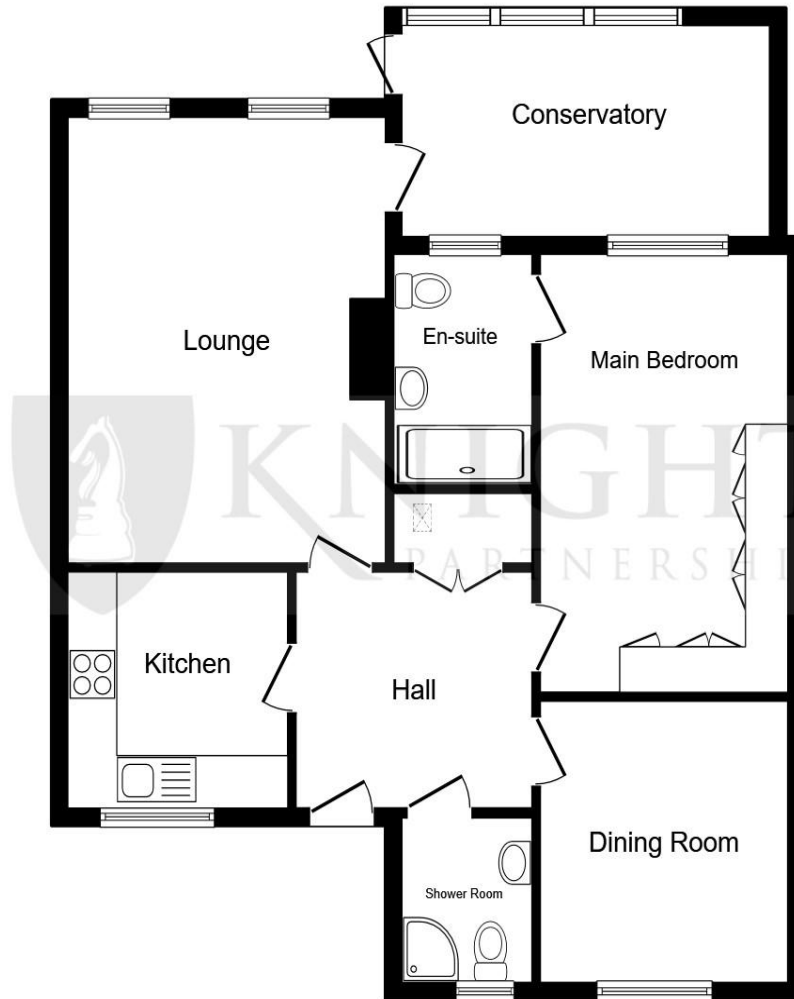
Chater Mews
Ketton Stamford PE9 3TN



Welcome to
Chater Mews
Ketton

Beautifully presented over 55s semi-detached bungalow is situated in a purpose-built retirement development in this sought after village. Located within walking distance of the shop and there's a pub in the village, with Stamford and all its amenities only a short drive away.





Entrance Hall

Kitchen

9' 1" x 8' 8" (2.77m x 2.64m)

Lounge

12' 11" x 16' 11" (3.94m x 5.16m)

Conservatory

14' 6" x 7' 7" (4.42m x 2.31m)

Bedroom One

16' 5" x 9' 11" (5.00m x 3.02m)

En-Suite Shower Room

8' 5" x 5' 3" (2.57m x 1.60m)

Bedroom Two/Dining Room

9' 11" x 10' 6" (3.02m x 3.20m)

Wet Room

6' 3" x 4' 11" (1.91m x 1.50m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement.

A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to Chater Mews Ketton

- Immaculately Presented Semi-Detached Bungalow
- Over 55s Development
- Sought After Village Location
- En-Suite to the Main Bedroom & Built-in Wardrobes
- Two Bedrooms & Conservatory
- Wet Room
- Private Patio & Communal Gardens
- No Chain

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 1560.00
Ground Rent: 99.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Jul 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price
£230,000



The property has been much improved by the current owner and offers accommodation briefly comprising: Spacious entrance hall leading the kitchen to the front which has been re-fitted with a range of modern units with integrated appliances including an oven and hob, dishwasher & washing machine and space for a fridge freezer with a hatch through to the lounge. The lounge sits to the rear of the bungalow with a door through to the conservatory which has a door out to the patio. The main bedroom has built-in wardrobes and an en-suite with a large walk-in shower and vanity unit. Also off the hall is the second bedroom/dining room and the wet room which is fully tiled.

Outside there is designated parking area offering ample unallocated spaces, a private patio off the conservatory and communal gardens.

Offered for sale with no onward chain and viewing is highly recommended!

101 years remaining on lease and service charges apply.



Please note the marker reflects the postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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