



Sharpes Plain  
Ketton PE9 3RZ

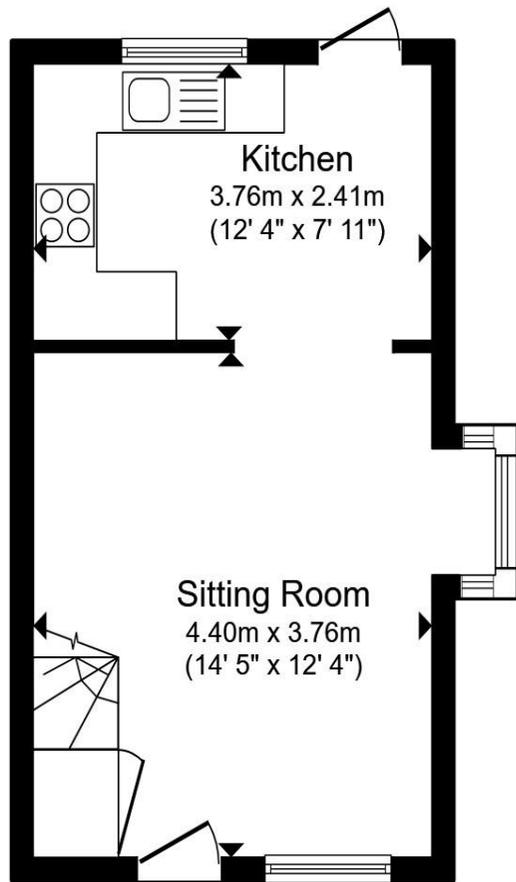


**KNIGHT**  
PARTNERSHIP

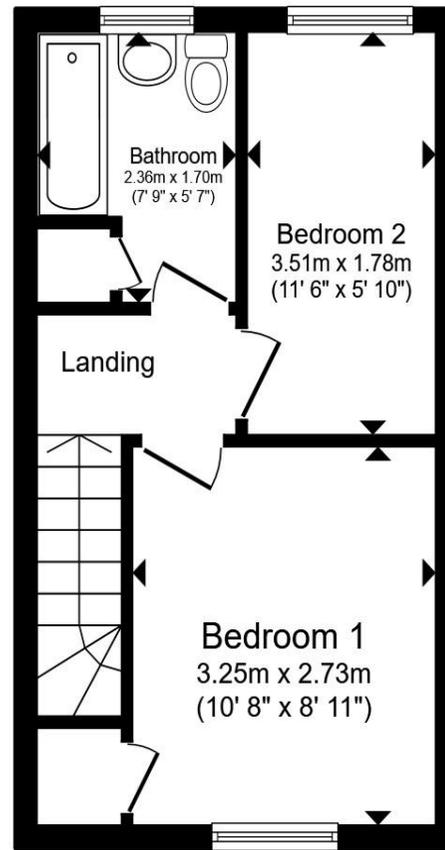
*Welcome to*  
**Sharpes Plain**

Situated in this ever-popular village with easy access to the market town of Stamford, close to Rutland Water with many amenities including a primary school, village shop, pub and gym, is this well-presented two-bedroom end-terrace home.





**Ground Floor**



**First Floor**

Total floor area 52.6 sq.m. (566 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



Welcome to

## Sharpes Plain

- Cul-de-sac location in a popular village
- Good amenities including a primary school, pub and village shop
- Close to Rutland Water
- Two-bedroom end-terrace home
- Ideal first time buy
- No chain

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 30.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 17 Nov 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£200,000**

The property has been improved by the current owner including newly fitted carpets and re-decorated throughout. Offered for sale with no onward chain and would make an ideal first time buy.

The accommodation briefly comprises: sitting room with stairs to the first floor and an understairs cupboard. The living room opens to the kitchen which is fitted with a range of units with a built-in oven and hob and space for appliances including a fridge freezer and washing machine and gives access out to the rear garden.

Upstairs there are two bedrooms, and a bathroom fitted with a white suite with a vanity sink unit and a shower over the bath.

Outside the rear garden is patioed for low maintenance and fully enclosed. Offered for sale with no onward chain.



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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Property Ref:

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