



Home Cottage Redmiles Lane
Ketton, PE9 3RG

Price Guide £685,000

Richardson

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Attractive Stone Grade II Cottage offering surprisingly flexible accommodation over two floors and with Full Planning Permission for replacement conservatory and internal alterations. The property offers reception hall, cloakroom, living room, dining room, study, conservatory, re-fitted kitchen breakfast with built in appliances and granite work surfaces, utility and boot room/lobby. There are 4 bedrooms, 2 to the ground floor, both with en-suite shower rooms.

The living room is a lovely room having windows to the front as well as further windows to the side, fireplace with Living Flame gas fire with slate hearth and stone surround and mantel above, attractive arched recesses to either side with shelving and wall light points, radiator, tv point. The dining room is another good size reception room with Living Flame gas fire, brick surround, tiled hearth and timber mantel piece, window to the front with shelving under, radiator, tv point, further window through to Garden Room/Conservatory, and folding doors. The study has a built in desk and drawers with window over into the Conservatory, range of built in storage cupboards to one wall, radiator, tv point. The breakfast/kitchen area is re-fitted with an attractive range of base gloss units and drawers finished in cream with contrasting chrome handles, extensive granite work surface and upstands with in-set stainless steel Rangemaster sink unit and mixer taps, built in fan oven and steam oven, built in dishwasher, gas hob with extractor hood above, breakfast table finished in matching granite.

To the first floor there is a master suite with dressing room and refitted shower room, further double bedroom and refurbished bathroom. The dressing room has a dormer window to the rear with angled ceiling, radiator, built in wardrobes and with sliding doors, further built in double cupboard with shelving.

Positioned in a quiet location the property has off-road parking and south westerly aspect private gardens.

- STUDY
9'2" x 8'4" (2.79 x 2.54 (2.8 x 2.55))
- LIVING ROOM
14'9" x 14'5" (4.50 x 4.39)
- DINING ROOM
15'5" x 14'9" (4.70 x 4.50)
- BREAKFAST / KITCHEN
13'1" x 9'4" (3.99 x 2.84 (4.0 x 2.85))





UTILITY

9'2" x 5'3" (2.79 x 1.60)

BEDROOM 2

15'7" x 8'6" (4.75 x 2.59)

GARDEN ROOM / CONSERVATORY

23'7" x 9'3" (23'7" max x 9'4" max into bay) (7.19m x 2.82m (7.19m max x 2.84m max into bay))

Purpose built with windows to the rear and side overlooking the gardens, French doors giving access to the outside, paved patio area, angled ceiling opening through to

BEDROOM 3

12'1" x 8'10" (3.68 x 2.69)

MASTER BEDROOM

15'7" x 14'9" (4.75 x 4.50)

BEDROOM 4

14'5" x 15'11" (4.39 x 4.85)

EXTERNAL DETAILS

The property is positioned in the Conservation area of a no-through road in the heart of the village with gravelled forecourt front garden with post and rail fencing and 5-bar gate to the side opening to provide off-road parking for vehicles. Useful outside storage cupboard and gated access and pathway with a mature hedge opening through to the rear garden which is a very good size with large paved patio area leading onto the lawns with well stocked beds and borders, maturing trees and shrubs, useful concealed shed with covered area to the side and further sheltered seated area. The whole area is totally enclosed with walling and hedging and has a south westerly aspect with a high degree of privacy.

PLANNING PERMISSION

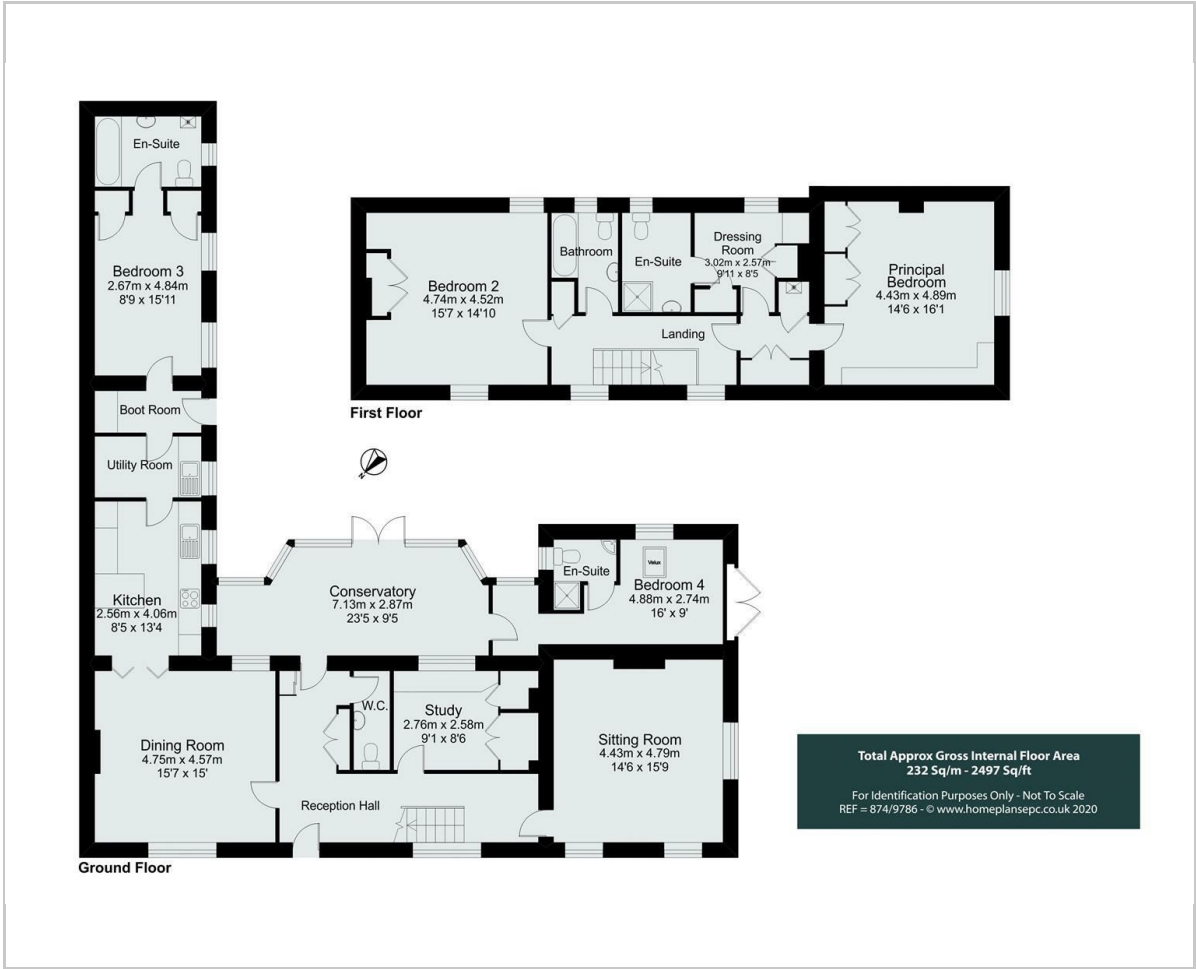
Full planning permission and Listed building consent was granted on 26/01/2021 subject to conditions by Rutland District Council for: Replacement conservatory to the rear with pitched roof and 2 no. steel frame roof lights with associated internal alterations including the removal of some internal windows and partitions. Addition of 1 no. velux roof light to rear roof to match existing. The details can be viewed on Rutland District Council Planning website ref - 2020/1014/FUL

VIEWING

Strictly by appointment through Richardson 01780 762433 or email: post@richardsonsurveyors.co.uk. The property needs to be viewed to be appreciated and is offered with vacant possession and no chain.



Floor Plan



Area Map



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