



2, The Long Barn Mews High Street  
Ketton, PE9 3TP

**£435,000**

Richardson

## 2, The Long Barn Mews High Street

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3/4 bedroom home part of an elegant development of the original farmyard located in the heart of this thriving Rutland village. Combined with a quality specification creating comfortable yet contemporary living space, with character of a traditional property. The elegant properties are built to a high quality specification with a contemporary feel. Porcelanosa kitchens and flooring with extensive moulded Porcelanosa work surfaces. The kitchens are generously equipped with top quality appliances incorporating the latest requirements for the modern kitchen. Bathrooms are fitted with fine contemporary and classic white sanitaryware with Porcelanosa flooring to walls and floors. The electrical systems incorporate the latest requirements for the modern family, including multiple media points, pre-wired to accept integrated sound and full security systems. Where fitted, fireplaces are inglenook using stone, reclaimed brick and oak lintels with Villager or equivalent wood burning stoves. The advanced heating systems are natural gas, with the latest condensing boilers. All ground floors have underfloor heating with radiators supplying heat to the upper floors. Traditional, timber flush casement double glazed windows will be used, satisfying the latest, most demanding insulation and ventilation requirements.





## LOCATION

Ketton has good local amenities including a primary school, library, village shop/post office, public houses, church and sport amenities. The village lies approximately 4 miles south west of the historic market town of Stamford, which boasts excellent educational, retail and cultural facilities. The A1 road network (approx. 2 miles) provides good access to the cathedral city of Peterborough rail connections to London, Kings Cross (approx. 55 mins).

## GROUND FLOOR

### LIVING ROOM

21'11" x 16'1" (6.68 x 4.90 (6.67 x max 3.56 min))

### UTILITY

5'11" x 4'7" (1.80 x 1.40)

### GARDEN ROOM

8'2" x 11'11" (2.49 x 3.63)

## FIRST FLOOR

### BEDROOM 2

15'4" x 7'7" (4.67 x 2.31 (4.68 x min 3.4 max))

### BEDROOM 3

11'8" x 10'2" (3.56 x 3.10)

### STUDY/BEDROOM

10'2" x 10'2" (3.10 x 3.10)

## BATHROOM

## SECOND FLOOR

### BEDROOM 1

17'9" x 14'0" 6'11" min (5.41 x 4.27 ( max x 4.26) 2.1 min)

## EXTERNALLY

Enclosed garden with parking.

## KITCHEN AREA

11'4" x 13'1" (3.45 x 3.99)

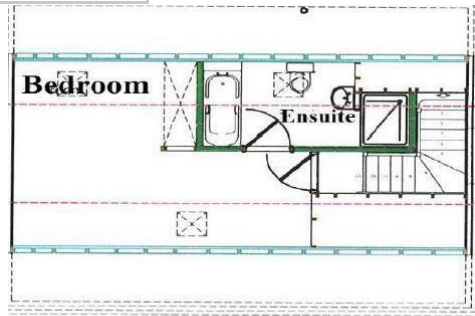
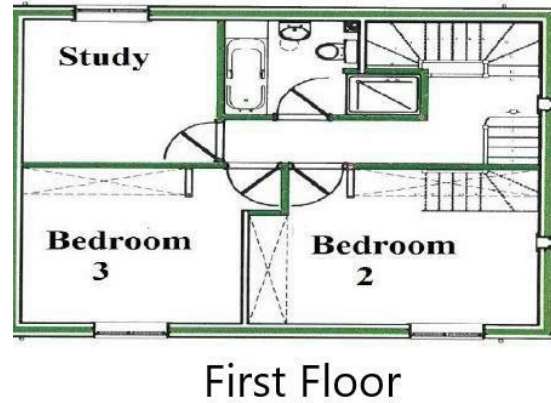
## EN-SUITE

## VIEWING

Strictly by appointment through Richardson.



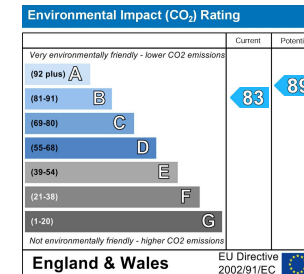
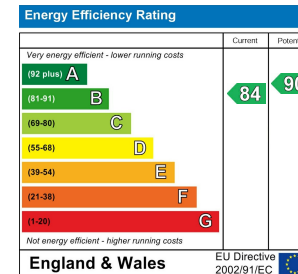
## Floor Plan



## Area Map



## Energy Efficiency Graph



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**Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB**

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