



7 Bull Lane, Ketton, PE9 3TB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

This beautiful recently renovated two bedroom character cottage is set in the village of Ketton, allowing good access to Stamford, Oakham, Uppingham.

The property comprises a cosy living room with stone feature fireplace and under stairs cupboard, a modern new shower room, refitted new kitchen with back door leading to a rear courtyard. Upstairs there are two good sized double bedrooms, the master with a built in wardrobe.

Outside is a private graveled front garden with small storage shed.

Council Tax Band B. Deposit £800. Available mid December.

£695 Per calendar month

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Renovated character cottage
- Fully Furnished
- Rear garden and store
- Deposit £800
- Available mid November

- Two Bedrooms
- Kitchen with appliances
- Enclosed front garden
- Council Tax - B

ACCOMMODATION:

Living room
3.61m x 3.10m (11'10 x 10'02)

Kitchen
2.92m x 2.41m (9'07 x 7'11)

Shower room
3.28m x 0.84m (10'09 x 2'09)

Bedroom 1
3.68m x 3.10m (12'01 x 10'02)

Bedroom 2
3.94m x 2.26m (12'11 x 7'05)



FLOOR PLAN:

Ground Floor



First Floor

