



High Street,
Ketton, Rutland, PE9 3TA

NEWTONFALLOWELL 

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Ketton, Rutland, PE9 3TA
£289,950 Freehold

Charming grade II listed, two bedroom cottage situated in the heart of the popular village of Ketton. This lovely cottage boasts two spacious reception rooms, light and airy garden room, two double bedrooms, three piece bathroom and an enclosed mature rear garden.

The property is arranged over two floors entering via the entrance hall which offers great flow for both the living room and dining room. Both reception rooms offers lovely characteristics, such as exposed beams, bay windows and feature fireplaces. To one side of the property is the kitchen, with a wealth of units and space for a breakfast table. To the back of the property is the lovely garden room with French doors and a separate cloakroom. To the first floor, the landing connects two well balanced double bedrooms and a three piece bathroom. Both bedrooms benefit from built in wardrobes. Underneath the stairs from the living room there is access to the cellar, which offers great storage space.

Outside to the front a small gate with inset footpath leads to the front door, accompanied on both sides by mature shrubs and flowers. The rear garden is very private featuring a patio seating area and again mature shrubs and trees.



Entrance Hall

4 x 2'11 (1.22m x 0.89m)

Living Room

13'4 x 11'2 (4.06m x 3.40m)

Dining Room

13'4 x 9'8 (4.06m x 2.95m)

Kitchen

13'4 x 11'6 (4.06m x 3.51m)

Garden Room

23'8 x 7'6 narrowing to 3'11 (7.21m x 2.29m
narrowing to 1.19m)

Downstairs W/C

6'1 x 2'11 (1.85m x 0.89m)

Landing

12'5 x 6'10 (3.78m x 2.08m)

Master Bedroom

13'4 x 11'2 (4.06m x 3.40m)

Bedroom Two

13'4 x 8'8 (4.06m x 2.64m)

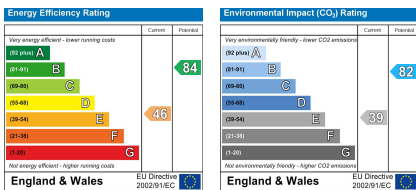
Bathroom

11 x 7'2 (3.35m x 2.18m)

Outside

Outside to the front a small gate with inset footpath leads to the front door, accompanied on both sides by mature shrubs and flowers. The tea garden is very private featuring a patio seating area and again mature shrubs and trees.





AGENTS NOTE – DRAFT PARTICULARS:

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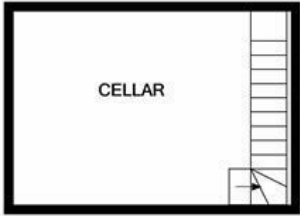
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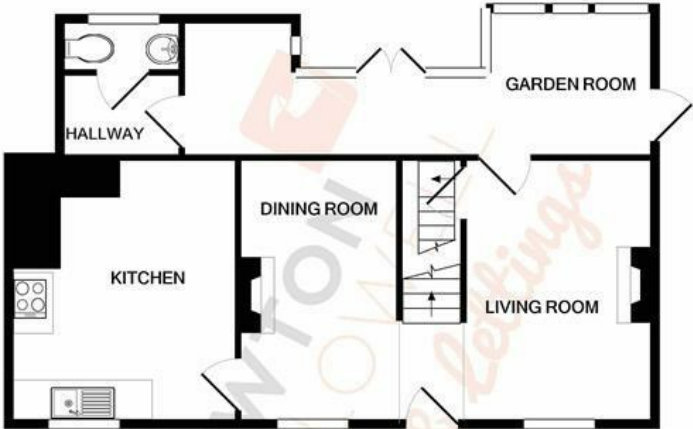


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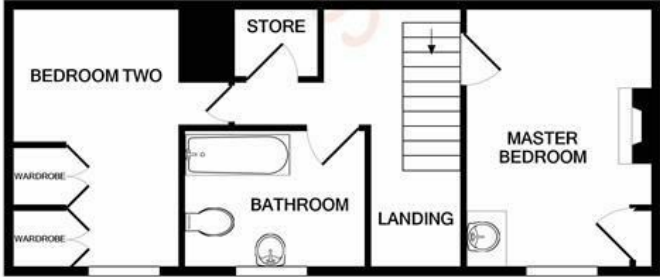
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BASEMENT LEVEL
APPROX. FLOOR
AREA 146 SQ.FT.
(13.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 598 SQ.FT.
(55.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1168 SQ.FT. (108.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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