



High Street,
Ketton, Rutland, PE9 3TA

NEWTONFALLOWELL 

High Street, Ketton, Rutland, PE9 3TA £525,000 Freehold

GUIDE PRICE - £525,000 - £535,000 Gorgeous four bedroom stone built detached home situated in a prime location of Ketton close to local amenities and the popular C of E primary school. The property has a charming curb appeal and boasts ample living space, large kitchen diner, four well balanced bedrooms, two bathrooms, utility room, double garage, driveway for four vehicles and an enclosed rear garden with uninterrupted field views.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor. The entrance hall offers great flow downstairs, by connecting the living room, study, cloakroom and kitchen diner. The large living room benefits from a feature wood burner in the centre and an abundance of natural light thanks to the dual windows and french doors with access to the garden. The study is currently being used as a home office but offers versatility. The kitchen diner offers a range of units base and eye level, a lovely Rayburn and separate electric oven. Completing downstairs is the separate utility room just off the kitchen which also has internal access to the double garage with electric door.

To the first floor, the landing connects four well balanced double bedrooms and the modern four piece bathroom with freestanding bath and separate walk in shower. The master bedroom also benefits from its own three piece en suite with walk in shower.

Outside to the front is a block paved driveway offering off road parking for up to four vehicles and access to the double garage with electric up and over door. Gated access leads to the enclosed and private rear garden. The rear garden is low maintenance with patio seating areas, artificial lawn and raised borders. The whole of the rear garden enjoys uninterrupted fields views.



Entrance Hall

11'6 x 9'1 narrowing to 6 (3.51m x 2.77m
narrowing to 1.83m)

Cloakroom

7'11 x 2'7 (2.41m x 0.79m)

Living Room

20'10 x 11'9 (6.35m x 3.58m)

Study

10'10 x 8'11 (3.30m x 2.72m)

Kitchen/Diner

20'10 x 11'7 narrowing to 9'8 (6.35m x 3.53m
narrowing to 2.95m)

Utility Room

14'6 x 6'11 (4.42m x 2.11m)

Landing

14'11 x 2'9 (4.55m x 0.84m)

Bedroom One

17'8 x 9'11 (5.38m x 3.02m)

En-Suite Shower Room

8'8 x 4'2 (2.64m x 1.27m)

Bedroom Two

11'10 x 11'8 (3.61m x 3.56m)

Bedroom Three

10'9 x 9'9 (3.28m x 2.97m)

Bedroom Four

11'11 x 8'11 (3.63m x 2.72m)

Bathroom

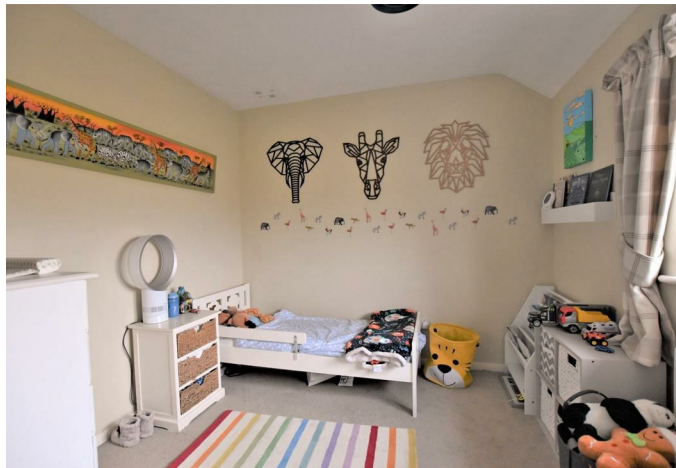
10'11 x 5'10 (3.33m x 1.78m)

Double Garage

15'1 x 13'9 (4.60m x 4.19m)



- Stone built detached family home
- Four well-balanced bedrooms
- Study/Home office
- Large living room, with feature wood burner
- Kitchen/diner with Rayburn
- Paved driveway, with parking for up to four vehicles
- Village location, close to school and amenities
- EPC Rating - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(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		

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