



6 Bartles Hollow, Ketton, Stamford, Rutland, PE9 3SF

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	

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.

Set in the popular Rutland village of Ketton, this superb extended family home offers spacious and versatile accommodation all finished to a high standard throughout. On the ground floor is a stylish breakfast kitchen, with NEFF appliances, that opens onto the dining room and vaulted ceiling family/sitting room. There is also a utility room and fully tiled shower room that can be accessed via the kitchen or rear patio area.

As you proceed to the first floor, the landing has plenty of light from a rear aspect window that comes with a storage seat underneath. The generous Master bedroom that comes with air conditioning, an en-suite and walk-in wardrobe, with three further bedrooms all with built in wardrobes and a family bathroom completing the first floor accommodation.

The home is finished to a high standard throughout and comes with oil central heating, LED lighting and a pressurised hot water system.

The rear of the property is a beautifully presented landscaped patio and lawn garden, as well as access to the single integral garage, whilst to the front is off street parking.

Asking price £499,995 Freehold

- Extended detached family home
- Large vaulted ceiling family/sitting room
- Master bedroom with air conditioning, en-suite & walk-in wardrobe
- Utility room and a downstairs shower room
- Well maintained landscaped garden to the rear
- Four bedrooms
- Open plan kitchen that leads to the dining room
- Oil fired central heating
- Integral garage
- Off street parking to the front. EPC -



ACCOMMODATION:

Entrance Hall

Sitting/Family Room

4.78m x 4.09m (15'8 x 13'5)

Dining Room

5.28m x 3.05m (17'4 x 10')

Breakfast Kitchen

3.12m min x 5.28m (10'3 min x 17'4)

Utility Room

2.69m x 2.03m (8'10 x 6'8)

Shower Room

2.03m max x 1.63m max, 0.69m min (6'8 max x 5'4 max, 2'3 min)

Landing

Master Bedroom

4.67m x 3.66m (15'4 x 12')

En-suite

2.16m x 2.03m (7'1 x 6'8)

Walk-in Wardrobe

2.41m x 2.01m (7'11 x 6'7)

Guest Bedroom

3.99m x 3.00m (13'1 x 9'10)

Bedroom Three

3.10m x 2.59m (10'2 x 8'6)

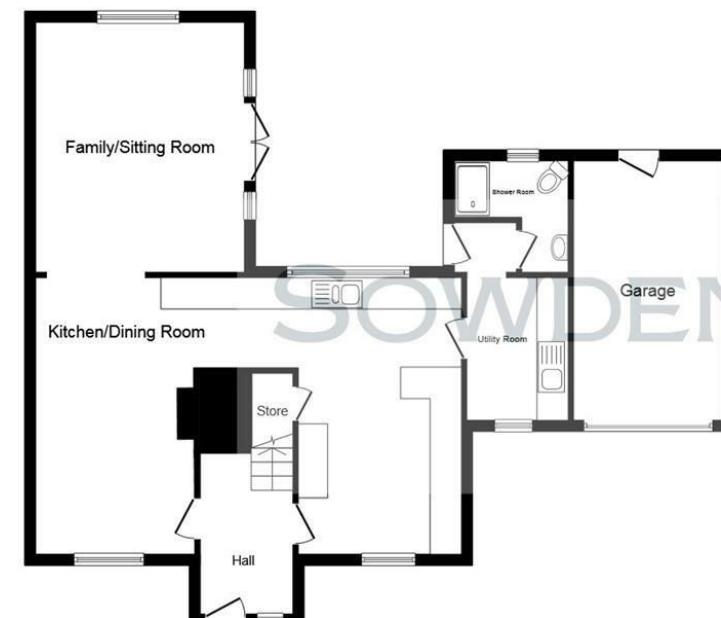
Bedroom Four

2.67m x 2.18m (8'9 x 7'2)

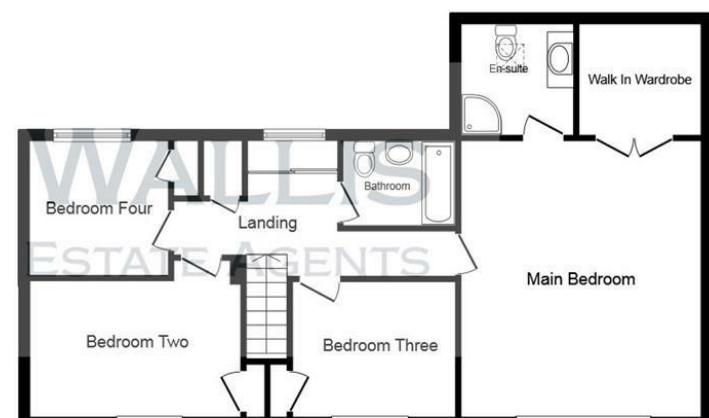
Family Bathroom

2.16m x 1.63m (7'1 x 5'4)

FLOOR PLAN:



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.