



The Green, Ketton
Stamford, Rutland, PE9 3RA



The Green, Ketton Stamford, Rutland, PE9 3RA £1,200 PCM

Tucked away on quiet side street in the extremely desirable village of Ketton, a stones throw from the very highly regarded Ketton C of E School and only a short drive from the A1 and the popular market towns of Stamford and Oakham sits this beautiful TWO BEDROOM double fronted cottage. Packed with character, the property features a cosy lounge with open fireplace, light and airy dining room, modern kitchen with appliances, first floor shower room and two spacious bedrooms, off road parking for two vehicles, low maintenance front garden and an enclosed rear courtyard.

This stone built semi-detached cottage dates back to the late 18th century and is arranged over two floors. Entering via the entrance porch and directly into the dining room, the cosy feel of the property immediately envelopes you. Both the dining room and the living room feature wood-burning stoves perfect for the winter nights, giving each room a real focal point. To the rear of the property is the kitchen which features a good range of base and wall units, work surfaces and integrated appliances. The first floor is accessed via the staircase from the dining room and the landing connects two well balanced double bedrooms, one with a large built-in wardrobe, lending itself to be the master. Both bedrooms have a lovely outlook over the front of the property and the quiet street scene beyond. The large, modern shower room completes the accommodation.

Outside, the property is approached via the gravelled driveway, providing parking for two vehicles within the low maintenance but pleasant front garden, which is partly enclosed by a low stone wall. A log store separates the parking area from the property. To the rear, the enclosed courtyard, accessed from the kitchen, provides an excellent entertaining space. The village post office, primary school and delightful local pub are less than five minutes walk from the property. Viewing is highly recommended to fully appreciate this beautiful property!



Entrance Porch

6'2 x 3'1 (1.88m x 0.94m)

Dining Room

12'6 x 11'9 (3.81m x 3.58m)

Living Room

11'7 x 11'4 (3.53m x 3.45m)

Rear Hallway

4'6 x 4'0 (1.37m x 1.22m)

Kitchen

11'2 x 9'8 (3.40m x 2.95m)

Stairway and Landing

8'0 x 2'9 (landing only) (2.44m x 0.84m (landing only))

Master Bedroom

12'6 x 12'0 (3.81m x 3.66m)

Bedroom Two

12'0 x 11'4 (3.66m x 3.45m)

Shower Room

11'2 x 7'8 (max) (3.40m x 2.34m (max))

Council Tax

The Property is Council Tax Band C, payable to South Kesteven District Council

Pets

The Landlord of this Property will consider applicants with pets.



COUNCIL TAX INFORMATION:

Local Authority: SKDC

Council Tax Band: C

AGENTS NOTE – DRAFT PARTICULARS:

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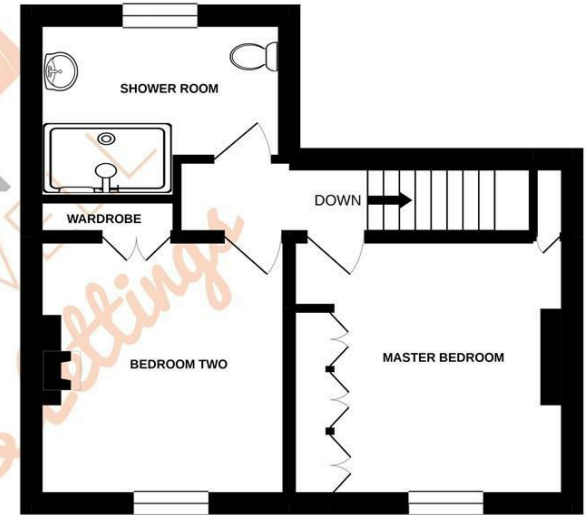
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GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq.ft. (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	