



Barrowden Road,
Ketton, Rutland, PE9 3RJ

NEWTONFALLOWELL 

**Barrowden Road,
Ketton, Rutland, PE9 3RJ
GUIDE PRICE £670,000 - £675,000
Freehold**

£670,000 - NO ONWARD CHAIN - Stunning four bedroom detached home situated in a prime location of Ketton on Barrowden Road. This lovely property boasts an absolutely gorgeous rear garden, ample off road parking, two garages, open plan kitchen diner, spacious living room, four double bedrooms and two bathrooms.

The property is arranged over two floors, entering via the spacious light and airy entrance hall featuring oak flooring and a variety of useful built in cupboards. The entrance hall connects the living room, the kitchen diner and a downstairs cloakroom. The living room benefits from dual windows for extra light, parquet flooring and a lovely feature wood burner in the centre. French doors from the living room lead into the open plan kitchen diner offering an abundance of space, under flooring heating with Amtico flooring, a wealth of modern units, integrated appliances and tri folding doors which open out onto the patio. Completing downstairs is a separate utility just off the kitchen. To the first floor, the landing connects four well balanced double bedrooms all with built in wardrobes and the family four piece bathroom with separate walk in shower. Bedroom one also benefits from having its own three piece en suite.

Outside to the front a gravelled driveway offers ample off road parking for up to four vehicles and creates access to both garages. One garage is a half garage and half storage. There's gated access on both sides of the property which leads to the generous rear garden. The rear garden features a patio seating area and vast lawn space filled with a variety of mature trees, shrubbery and flowers. At the end of the garden you can really sit and relax, enjoying the tranquillity of this lovely home.



Entrance Hall

20'6 x 10'1 narrowing to 9'11 (6.25m x 3.07m narrowing to 3.02m)

Cloakroom

5'3 x 2'8 (1.60m x 0.81m)

Living Room

18'9 x 12 (5.72m x 3.66m)

Kitchen/Diner

20'10 narrowing to 9'11 x 15'5 narrowing to 11'11 (6.35m narrowing to 3.02m x 4.70m narrowing to 3.63)

Utility Room

9'10 x 9'2 (3.00m x 2.79m)

Landing

18'11 narrowing to 15'8 x 10 (5.77m narrowing to 4.78m x 3.05m)

Bedroom One

12 x 8'8 (3.66m x 2.64m)

En-Suite

5'5 x 5'1 (1.65m x 1.55m)

Bedroom Two

12 x 10'4 (3.66m x 3.15m)

Bedroom Three

12 x 9'8 (3.66m x 2.95m)

Bedroom Four

10'4 x 10'1 (3.15m x 3.07m)

Bathroom

8'6 x 6'6 (2.59m x 1.98m)

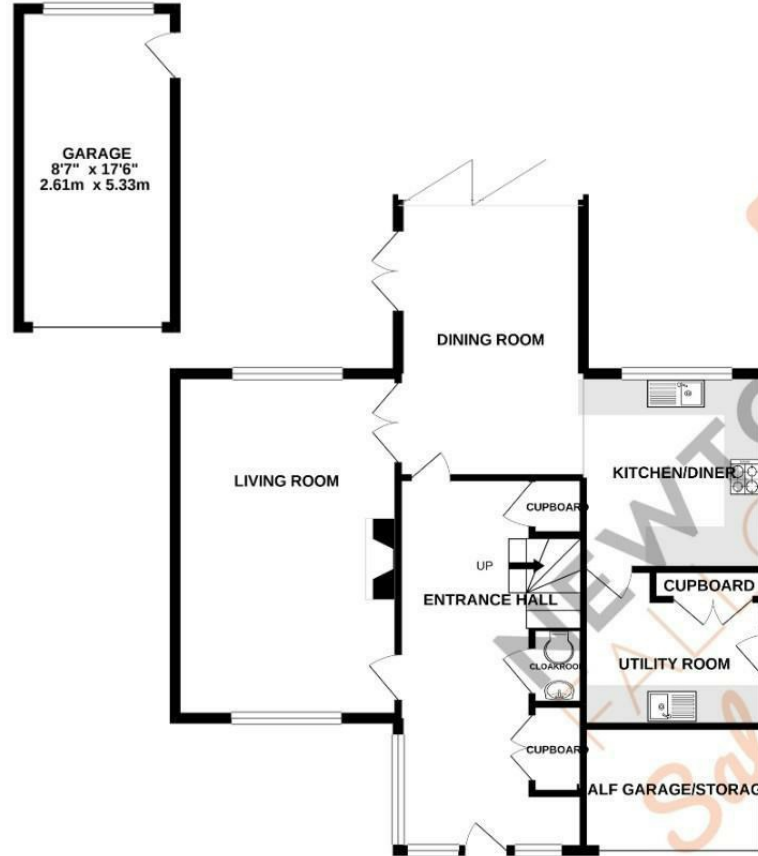


- Detached family home
- Lovely village location
- Open plan Kitchen/diner, with under floor heating
- Four well balanced bedrooms, with built in wardrobes
- Living Room, with feature log burner
- En-suite and four piece family bathroom
- Generous driveway with ample off-road parking for up to four vehicles
- EPC Rating - D
- Two garages
- Gorgeous rear garden with views



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
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 <small>EU Directive 2002/91/EC</small>		

GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services

TOTAL FLOOR AREA : 1718 sq.ft. (159.6 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.
Made with Metropix ©2021



**NEWTON
FALLOWELL**

t: 01780 754530

e: stamford@newtonfallowell.co.uk

www.newtonfallowell.co.uk

