



Aldgate,

Ketton, Rutland, PE9 3TD

NEWTONFALLOWELL 

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£595,000 Freehold

***** UNDER OFFER ***** SIMILAR HOME URGENTLY NEEDED FOR A WAITING BUYER! A charming three bedroom detached cottage dating back to the 1850's and situated in a desirable location of Ketton. This former pub boasts many features from double bay windows, seated bays, stone feature walls and tall ceilings. The cottage also features ample off road parking, a gorgeous mature landscaped rear garden, single garage, three reception rooms, kitchen diner and a large cellar with potential to become a further reception.

The property is arranged over two floors, entering via the entrance hall with access to the cloakroom, kitchen diner and family room. The kitchen diner features an array of units, integrated oven and hob, a separate utility and a large larder. The family room offers versatility and has its own lovely bay window flooding the room with natural light. From the family room you lead into the spacious living room with another gorgeous bay with seating area, feature stone wall and wood burner. Completing the ground floor is the separate study with skylight and built in cupboard. The cellar can be accessed via the family room and is a generous size. With the right vision could be become a further reception room. To the first floor, the light and airy landing connects three well balanced double bedrooms, a family four piece bathroom with separate walk in shower and a further separate cloakroom. Bedroom one and bedroom three both have built in wardrobes. Bedroom one is a generous size with dual windows.

Outside to the front is a gravelled driveway offering ample off road parking and access to the single garage. The garage has an up and over door and a further storage/workshop to the back. The rear garden is simply gorgeous, true gardener's paradise. Fully enclosed and private this garden features an array of mature trees, shrubbery and flower. A generous lawn, various footpaths, vegetable patch, shed and a wonderful summerhouse with raised decking.



Entrance hall

8'10 x 2'11 (2.69m x 0.89m)

Cloakroom

3'11 x 2'11 (1.19m x 0.89m)

Kitchen diner

11'9 x 11'9 (3.58m x 3.58m)

Utility

8'2 x 4'11 (2.49m x 1.50m)

Larder

7'8 x 4'11 (2.34m x 1.50m)

Family room

18'9 x 14'9 (5.72m x 4.50m)

Living room

16'2 x 18'9 narrowing 12 (4.93m x 5.72m narrowing 3.66m)

Study

13'3 x 4 (4.04m x 1.22m)

Cellar

16'5 x 11'5 (5.00m x 3.48m)

Stairs

9'3 x 4'11 (2.82m x 1.50m)

W/C

4'8 x 3'2 (1.42m x 0.97m)

Landing

17'8 x 2'9 (5.38m x 0.84m)

Bedroom one

16'2 x 12'2 (4.93m x 3.71m)

Bedroom two

12'1 x 10'7 (3.68m x 3.23m)

Bedroom three

9'5 x 8'10 (2.87m x 2.69m)

Bathroom

8'10 x 8 (2.69m x 2.44m)

Garage

19 x 8'9 (5.79m x 2.67m)

Workshop

8'2 x 4'6 (2.49m x 1.37m)



Summer house

14'7 x 9'9 (4.45m x 2.97m)



- Charming detached cottage
- Gorgeous double bay fronted
- Ample off road parking
- Single garage and workshop
- Stunning landscaped rear garden with summer house
- Three reception rooms
- Kitchen diner and separate utility with larder
- Large cellar offering further potential
- EPC rating - D



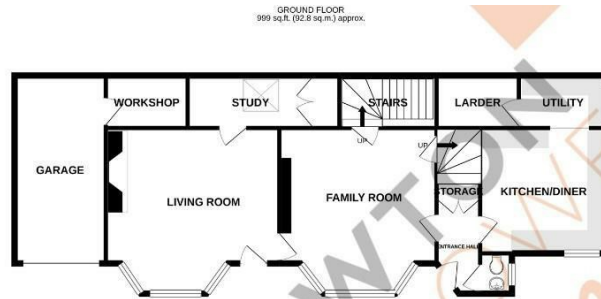
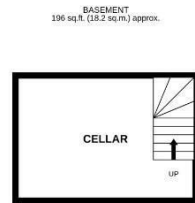
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	49		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO 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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TOTAL FLOOR AREA: 1798 sq.ft. (167.1 sq.m.) approx.

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