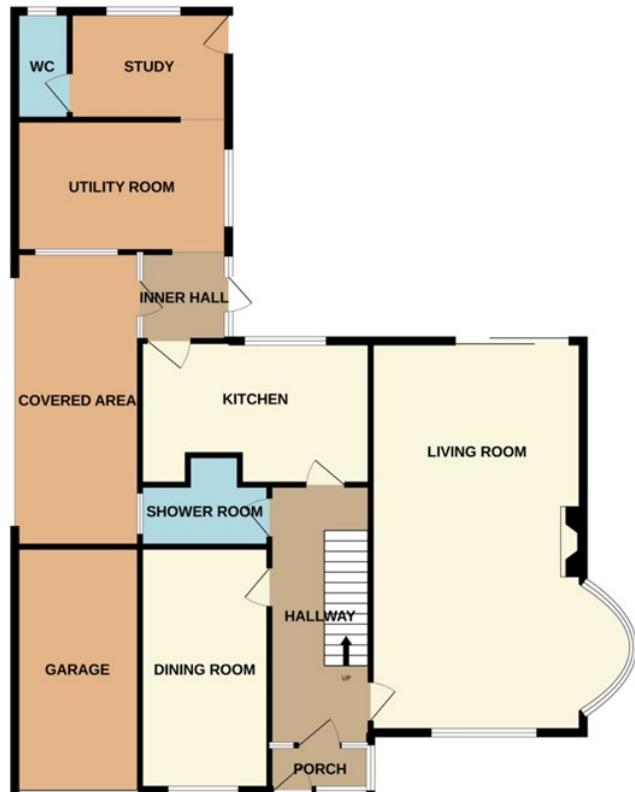




5 Kelthorpe Close, KETTON, Stamford PE9 3RS

£585,000



AN EXCELLENT AND RARE OPPORTUNITY Rosedale are pleased to offer for sale this generous detached family home situated on an extensive plot in a cul-de-sac location within the sought after village of Ketton. This property offers excellent potential to improve & extend or to utilise the existing large utility, office & WC area for a home business or to create a self contained annexe with independent access. EPC energy rating D. Council tax band E.

ENTRANCE PORCH

HALLWAY

Stairs to first floor accommodation. Radiator.

LOUNGE

25' 6" x 16' 5" max 12' 6" min" (7.77m x 5.00m max 3.81m min) (approx) Feature fireplace, radiator. UPVC double glazed window to front, walk in bay window to side, patio doors leading to the rear garden.

DINING ROOM

15' 8" x 8' 4" (4.78m x 2.54m) (approx) Radiator. UPVC double glazed window to the front.

CLOAKROOM / SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC. UPVC double glazed window to the side.

KITCHEN

15' 5" x 9' 3" (4.70m x 2.82m) (approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer. Space for cooker, space for dishwasher. UPVC double glazed window and door to the rear. Access to:

REAR LOBBY

Access to car port area, Access to garden. Door to:

UTILITY ROOM

Fitted with a stainless steel sink . Radiator. Window to the front. Door to:

STUDY / BEDROOM

UPVC double glazed window and door to garden.

CLOAKROOM

Fitted with a two piece suite comprising of wash hand basin and WC. UPVC double glazed window to the rear.

LANDING

Doors to:

BEDROOM ONE

13' 2" x 12' 8" (4.01m x 3.86m) (approx) UPVC double glazed window to the front. Fitted wardrobes, radiator.

BEDROOM TWO

12' 1" x 11' 0" (3.68m x 3.35m) (approx) UPVC double glazed window to the rear. Fitted wardrobes, radiator.

BEDROOM THREE

15' 3" x 7' 8" (4.65m x 2.34m) (approx) UPVC double glazed window to the rear. Wash hand basin, radiator.

BEDROOM FOUR

11' 8" x 9' 1" (3.56m x 2.77m) (approx) UPVC double glazed window to the front. Radiator.

BATHROOM

Fitted with a three piece suite comprising 'P' shape bath with shower over, wash hand basin and WC. Fully tiled.

OUTSIDE

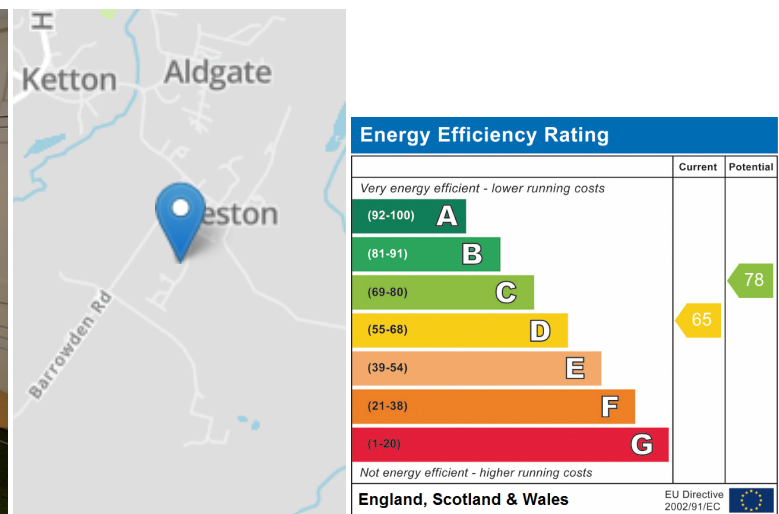
To the front there is a block paved driveway providing parking for several vehicles and leading to single garage with up and over door. There is a further garage door to rear leading through to covered carport area.

Side access leads to substantial rear garden which is mainly laid to lawn with mature planting.

There is a further lower garden to the side with fruit trees and vegetable plot.

AGENT NOTE:

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.



Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.