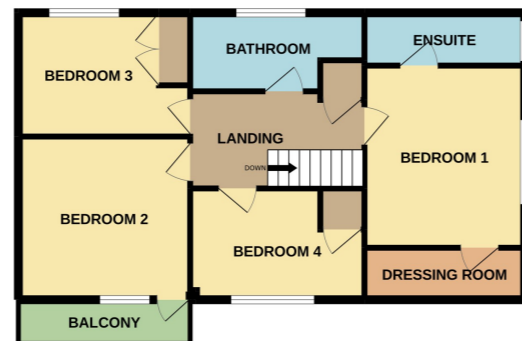




10 Kelthorpe Close, Ketton, Stamford PE9 3RS

£650,000



*** EXECUTIVE FOUR BEDROOM FAMILY HOME*** Situated in a popular cul-de-sac in Ketton, this extended property sits on a generous plot and benefits from an open plan design, complete with skylights and bi-folding doors to the rear. Downstairs, the accommodation includes a further reception room, an office, utility room and WC. Upstairs, there are four bedrooms and a family bathroom. To the master, there is an en-suite and dressing room. Bedroom two features a balcony. Ample off road parking is provided in front of the double garages. EPC energy rating D. Council tax Band D.

UPVC DOUBLE GLAZED DOOR TO THE FRONT

ENTRANCE HALL

Stairs to first floor accommodation with cupboard under.

OFFICE

8' 8" x 10' 6" (2.64m x 3.20m) (approx) Radiator. UPVC double glazed window to the front.

LIVING ROOM

19' 7" x 10' 8" (5.97m x 3.25m) (approx) Fireplace, radiator, coving to ceiling. Sliding door open plan living space. UPVC double glazed window to the front.

OPEN PLAN - KITCHEN / FAMILY / DINING AREA

KITCHEN

24' 3" x 8' 7" (7.39m x 2.62m) (approx) Fitted with a range of eye level and base units with worktop over. Large Island with stainless steel sink and mixer tap. Oven, gas hob and extractor fan over. Space for free standing fridge / freezer. Two UPVC double glazed windows to the rear.

DINING ROOM

14' 0" x 9' 8" (4.27m x 2.95m) (approx) Skylights, UPVC double glazed window to the rear, patio doors to the rear and side.

FAMILY ROOM

27' 4" x 21' 4" max (8.33m x 6.50m max) (approx) 'L' shape room with three skylights, two radiators. UPVC double glazed windows to the front and rear. Bi-fold door to the rear.

UTILITY ROOM

Under counter space for washing machine and tumble dryer. Access to garage. UPVC double glazed window to the rear.

WC

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

LANDING

Cupboard. Loft access.

BEDROOM ONE

11' 5" x 10' 8" (3.48m x 3.25m) (approx) UPVC double glazed window to the side. Radiator.

DRESSING ROOM

EN SUITE

Fitted with a three piece suite comprising walk in shower, wash hand basin with mixer tap and WC. Heated towel rail. UPVC double glazed window to the side.

BEDROOM TWO

10' 7" (not including wardrobe) x 9' 8" (3.23m x 2.95m) (approx) UPVC double glazed window to the front. Door to balcony. Coving, radiator.

BEDROOM THREE

11' 9" (not into wardrobe) x 8' 6" (3.58m x 2.59m) (approx) UPVC double glazed window to the rear. Radiator, cupboard.

BEDROOM FOUR

11' 3" (max) x 7' 5" (3.43m x 2.26m) (approx) UPVC double glazed window to the front. Radiator.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, wash hand basin with mixer tap and WC. Heated towel rail. UPVC double glazed window to the front.

OUTSIDE

To the front, the garden is laid to lawn with a footpath leading to the front door. A driveway provides ample off road parking and leads to a double garage.

To the rear, the garden is laid to lawn and is enclosed by timber fencing, gated to the side. A timber decking area, separate seating area, and stone inset steps.

DOUBLE GARAGE

Double garage with electric doors to the front.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales		
	66	78

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.