

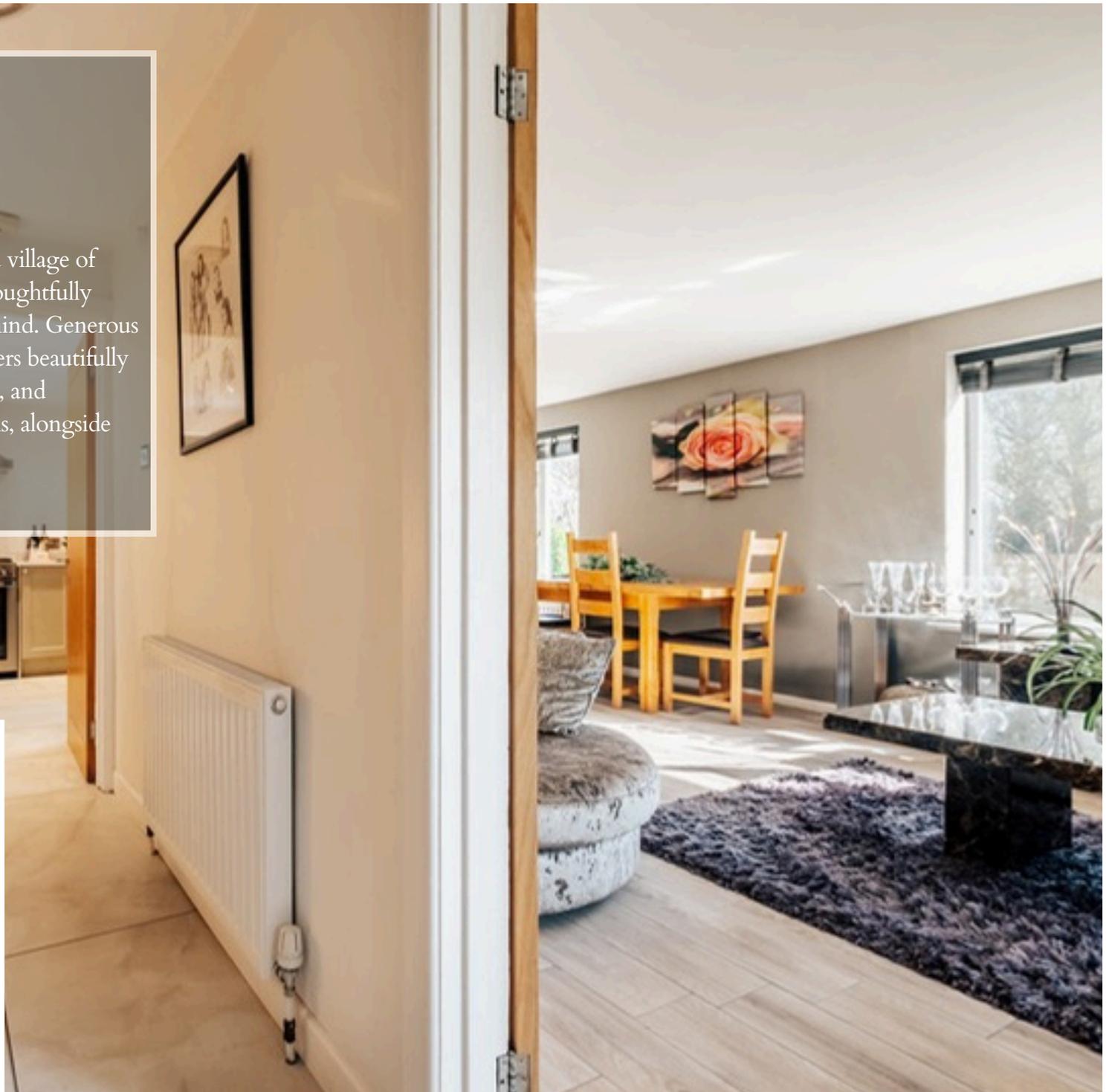


2 Park Road
Ketton

2 PARK ROAD

Ketton, Stamford, PE9
3SL

Situated within the ever-popular Rutland village of Ketton, this delightful home has been thoughtfully arranged with modern family living in mind. Generous in both scale and layout, the property offers beautifully balanced accommodation, five bedrooms, and wonderfully private wrap-around gardens, alongside ample parking.



Step Inside

A welcoming entrance hall sets the tone, with contemporary floor tiling underfoot. To the left, a superbly appointed utility and boot room provides invaluable everyday practicality, complete with bespoke storage for coats and outdoor wear, space for two washing machines and a tumble dryer, generous work surfaces, and a large sink, perfectly suited to busy family life.

To the right, a striking open-plan reception room unfolds, currently arranged as both sitting and formal dining areas. Bathed in natural light from dual-aspect windows, this elegant space is equally suited to relaxed evenings and entertaining, with a wood-burning stove adding warmth and character during the cooler months.



A door leads through to the heart of the home: a beautifully designed kitchen centred around a substantial island with seating, ideal for gathering with family and friends. Sleek quartz worksurfaces provide ample preparation space, complemented by a generous pantry and a range of integrated appliances, including a range cooker, dishwasher and wine chiller, with further space for an American-style fridge freezer.

Flowing seamlessly from the kitchen is a superb casual dining area, where bi-fold doors open onto an impressive terrace with a covered bar and entertaining space, creating a natural extension of the home during the warmer months. A conveniently positioned guest cloakroom is located just off this dining area, perfectly placed for both everyday use and when entertaining.

Beyond, a further reception room, currently used as a home office, leads through to a charming garden room with French doors opening onto the garden. The overall flow of the ground floor is both intuitive and versatile, perfectly accommodating the needs of a growing family.





And so to bed.....

Upstairs, a galleried landing provides access to five well proportioned bedrooms and three bath/shower rooms. The principal suite enjoys a dual aspect, in built wardrobes, and a stylish en suite shower room. The guest bedroom is equally well-appointed with an extensive range of in built wardrobes and its own en suite shower room. Bedrooms three and four are comfortable doubles, whilst bedroom five offers a generous single, ideal as a nursery or additional study.





Step Outside

Occupying an enviable corner plot, the property is enclosed by close board fencing and timber gates, offering both privacy and security. The grounds provide extensive parking, along with additional hardstanding that could readily accommodate a carport or garage, subject to requirements. A raised lawn sits beyond a charming stone wall.







Local Amenities

The property is in the village of Ketton, close to historic Stamford and surrounded by beautiful Rutland countryside. The village has an outstanding-rated primary school, a local shop/Post Office, large playground, cricket club, community centre, a church and two pubs. While Stamford has excellent amenities, including a range of high street and independent retailers and a selection of cafés, restaurants and pubs. Independent schooling in the area includes Stamford Junior School and Stamford Endowed Schools.

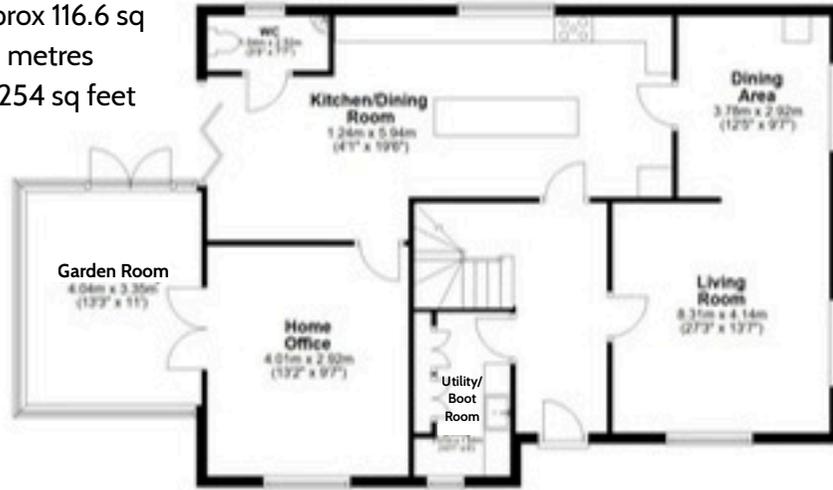
The village is 3.8 miles from Stamford town centre and three miles from the A1. Stamford's station provides services to Peterborough (connecting to London Kings Cross services in approximately 46 mins) and to Cambridge.



Finer Details

Ground Floor

Approx 116.6 sq metres
(1254 sq feet)



Local Authority: Rutland County Council
Council Tax Band: E

Tenure: Freehold
Possession: Vacant upon completion

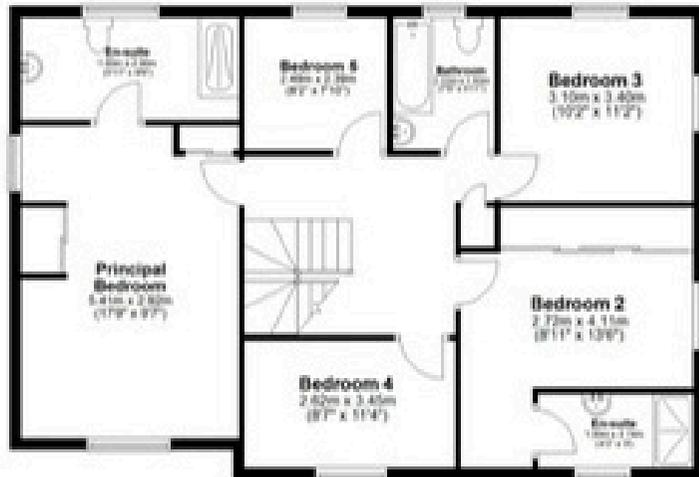
EPC Rating: 70 | C
EPC Rating Potential: 83 | B

Services: Mains water, drainage, and electric are understood to be connected. The property has gas fired central heating. (none tested by the agent).

Fixtures & Fittings: Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

First Floor

Approx 88.7 sq metres
(954.6 sq feet)



Total Area : Approx 205.3 sq metres / 2209.3 sq ft

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.





Digby & Finch

ESTATE AGENTS



01780 758 090

stamford@digbyandfinch.com

8 St Mary's Hill, Stamford, PE9 2DP

Disclaimer: Digby and Finch Ltd for themselves and for the vendor of this property whose agents they are, give notice that [i] these particulars do not constitute any part of an offer or contract, [ii] all statements contained within these particulars are made without responsibility on the part of Digby and Finch Ltd or the vendor, [iii] whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, [iv] any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, [v] the vendor does not make or give Digby and Finch Ltd or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.
© Copyright Digby and Finch. Registered Office: Digby and Finch Ltd, 12 Main Road, Radcliffe-on-Trent, Nottingham, NG12 2FH. Registered in England & Wales.
Company Number: 10063270