



Luffenham Road

Ketton, Stamford, PE9 3RN

**Price Guide £370,000**

Richardson



## Luffenham Road

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As the adage goes "Never judge a book by its cover", this is just the case with this superb family home. Updated and extended by the current vendors to a high standard, the property has gas central heating and replacement double glazing with bespoke shuttering. An inspection is a must to appreciate the home with its reception porch/hall, large open plan refitted kitchen dining room, great for the chef of the household and entertaining, with full range of built in appliances and plenty of storage and worksurface area. A living room has a wood burning stove for those cosy nights in and there is also a useful storage area with space for tumble dryer, and a further reception room/snug/playroom with refitted cloakroom off. Stripped timber stairs to the first floor give access to the 3 well proportioned bedrooms with two having built in wardrobes. There is a refitted bathroom and also a separate refitted shower room, ideal for families. The property is set on a generous plot with off road parking for several vehicles with a well planted front garden. The rear garden has also been landscaped with ease of maintenance in mind with composite decking and pathways with artificial grass, summer house with useful further storage to the rear of it. The whole area is enclosed by panel fencing, has a westerly aspect and has a high degree of privacy.

### Location

Ketton is a popular Rutland village with a wide range of facilities including Post Office/shop, Public House, sports centre/gym and a highly regarded primary school.

### Entrance porch/hall

### Kitchen dining room

12'7" x 16'11" (3.85m x 5.17m)

### Living room

15'10" x 11'5" (4.83m x 3.48m)

### Store/Utility

7'10" x 5'2" (2.40m x 1.58m)







**Snug**  
12'11" x 8'3" (3.96m x 2.52m)

**Cloakroom**

**First floor landing**

**Bedroom 1**  
9'3" x 11'2" (2.84m x 3.41m)

**Bedroom 2**  
9'1" x 9'1" (2.79m x 2.79m)

**Bedroom 3**  
9'1" x 7'8" (2.77m x 2.34m)

**Bathroom**  
6'7" x 5'4" (2.02m x 1.65m)

**Separate shower room**

**External details**

The property is set back on a corner plot with a gated gravel driveway providing ample parking for several vehicles. To the rear, there is artificial grass with composite decking and pathways for ease of maintenance with summer house and further area to the back providing useful storage. Enclosed by fencing there is a high degree of privacy with the westerly aspect gardens.

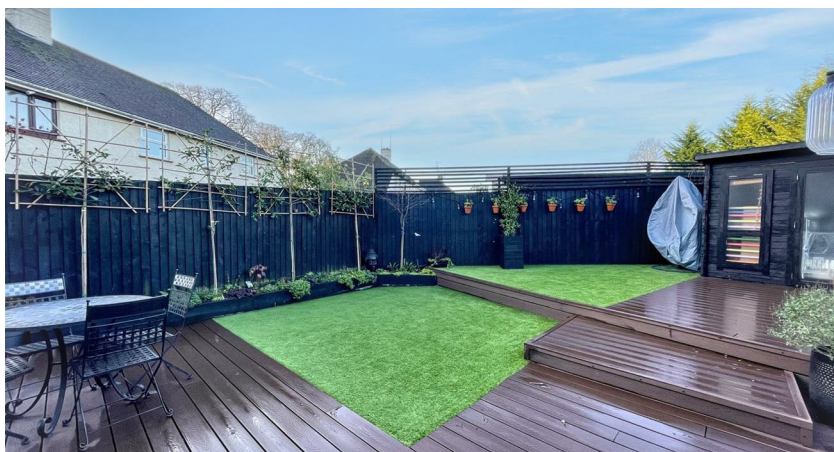
**Tenure**  
Freehold

**Services**  
All main services connected. Gas central heating with a combination boiler

**Council Tax**  
Rutland District Council Tax Band B

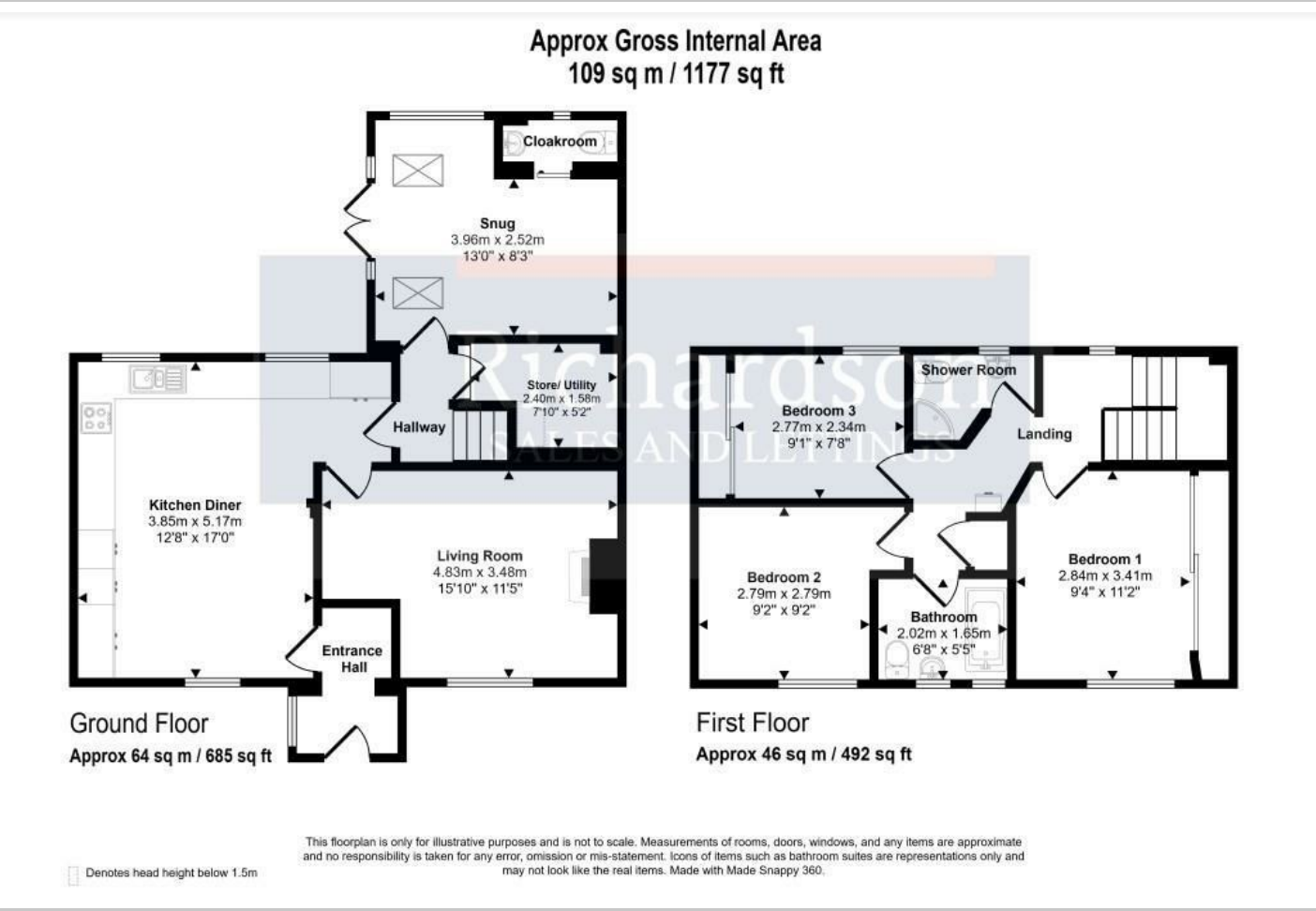
**Communications**  
According to Ofcom: Ultrafast Full Fibre is available  
According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

**Viewing**  
By appointment with Richardson  
post@richardsonsurveyors.co.uk





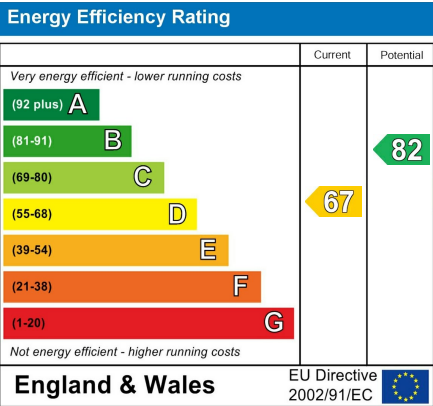
Floor Plan



Area Map



Energy Efficiency Graph



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