



## 3 Timbergate Road, Ketton, Stamford, PE9 3SW

Situated in the charming village of Ketton, Stamford, this extended detached bungalow offers spacious accommodation that includes a stylish and modern kitchen family room. With three well-proportioned bedrooms, this property provides versatile living space.

In addition to the spacious living areas, there are three bedrooms and two shower rooms, with one situated next to the back door.

The accommodation comprises: - Entrance hall, sitting room, dining room, kitchen family room, shower room, conservatory, three bedrooms, shower room and a separate w/c.

To the front of the property is a block paved driveway that provides off street parking for two vehicles, whilst to the rear is a south east facing patio and lawn garden.

**Asking Price £450,000 Freehold**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	100
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Extended detached bungalow
- Spacious sitting room
- Two shower rooms
- Conservatory
- Council Tax Band - D EPC - D

- Stylish open plan kitchen family room
- Three bedrooms
- Gas fired central heating
- Off street parking
- Easy access to Stamford & Rutland Water



#### ACCOMMODATION:

##### Entrance Hall

##### Sitting Room

5.44m x 3.53m (17'10" x 11'7")

##### Dining Area

3.12m x 2.54m (10'3" x 8'4")

##### Kitchen Family Room

5.64m max, 5.18m min x 2.84m max, 2.54m min (18'6" max, 17' min x 9'4" max, 8'4" min)

##### Conservatory

4.14m x 3.48m (13'7" x 11'5")

##### Shower Room

2.84m x 0.89m (9'4" x 2'11")

##### Main Bedroom

3.99m x 2.92m (13'1" x 9'7")

##### Bedroom Two

3.63m x 2.92m (11'11" x 9'7")

##### Bedroom Three

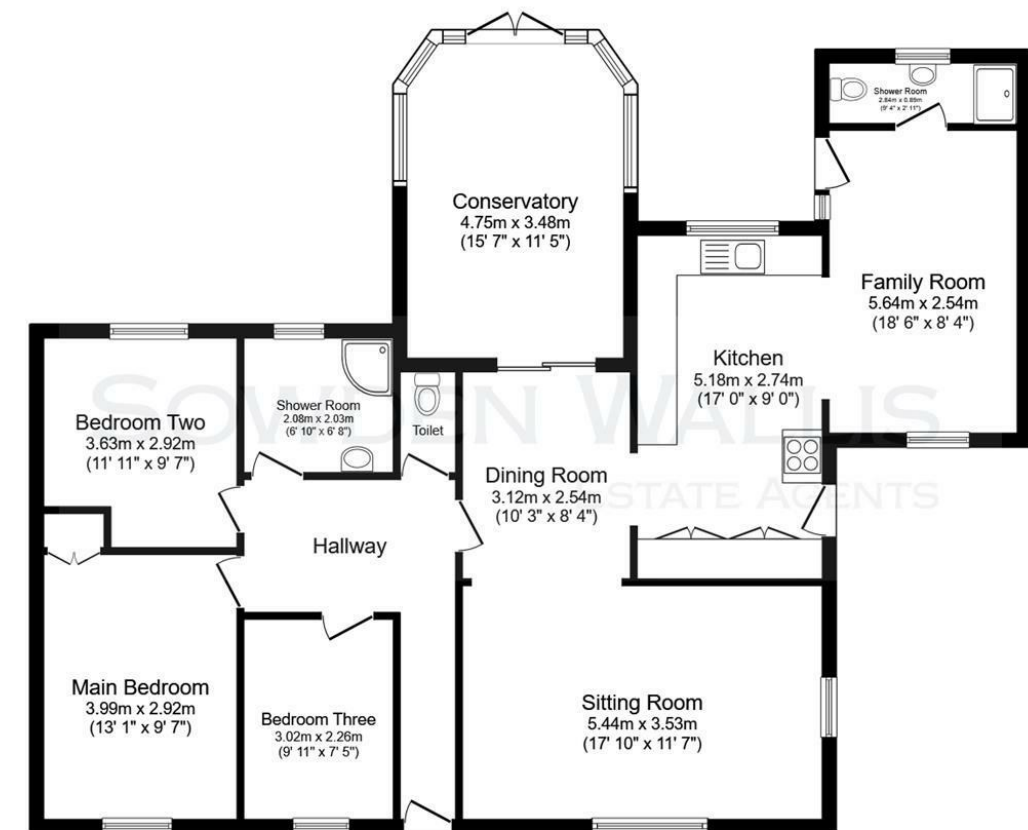
3.02m x 2.26m (9'11" x 7'5")

##### Main Shower Room

2.64m x 2.08m (8'8" x 6'10")

##### W/C

#### FLOOR PLAN:



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)