

## 2 Wytchley Road, Ketton, Stamford, PE9 3SR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

A five double bedroom extended detached family home that provides spacious and versatile accommodation that includes an open-plan kitchen diner, three reception rooms, two en-suites and a family bathroom. The property is set on a corner plot, has regularly serviced boiler that has been fitted in the last two years and provides easy access to Stamford, the A1 and Rutland Water.

The accommodation comprises: - Entrance hall, sitting room with log burner, open plan kitchen diner, family room, study, cloakroom, landing, spacious Main bedroom with fitted wardrobes and en-suite, Guest bedroom with en-suite, three further double bedrooms and a family bathroom.

To the side of the property is a gravel driveway that provides off street parking, whilst to the rear and side is a fenced patio and lawn garden.

**Guide Price £625,000 Freehold**

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 family home
- Two en-suites & family bathroom
- Three further reception rooms
- Impressive Main Bedroom with spacious en-suite
- Enclosed lawn and patio garden

- Five double bedrooms
- Open plan kitchen diner
- Gas fired central heating
- Off street parking
- Council Tax Band -



### ACCOMMODATION:

#### Entrance Hall

**Cloakroom**  
1.50m x 1.47m (4'11 x 4'10)

**Sitting Room**  
5.13m x 4.55m (16'10 x 14'11)

**Kitchen Diner**  
9.19m max, 3.63m min x 4.27m max, 3.12m min (30'2 max, 11'11 min x 14' max, 10'3 min)

**Family Room**  
3.53m x 3.18m (11'7 x 10'5)

**Study**  
3.61m x 2.44m (11'10 x 8')

#### Landing

**Main Bedroom**  
5.16m x 4.42m into fitted wardrobes (16'11 x 14'6 into fitted wardrobes)

**En-suite**  
4.06m x 1.75m (13'4 x 5'9)

**Bedroom Two**  
3.89m x 3.25m (12'9 x 10'8)

**En-suite**  
3.43m x 1.22m (11'3 x 4')

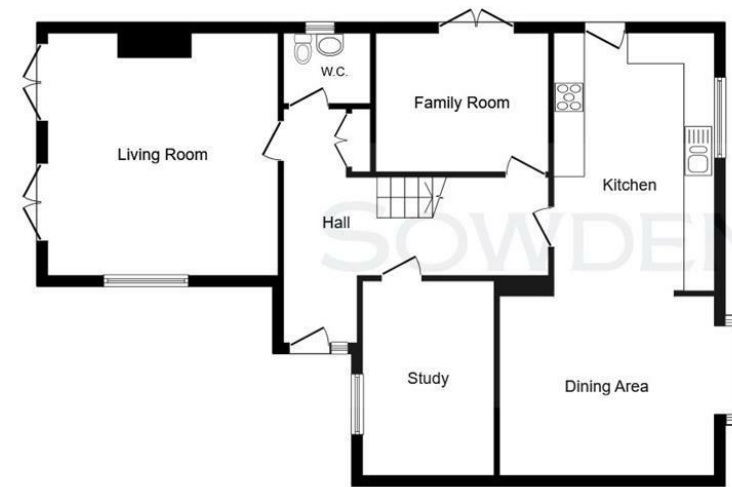
**Bedroom Three**  
3.20m x 2.79m (10'6 x 9'2)

**Bedroom Four**  
3.99m x 2.77m (13'1 x 9'1)

**Bedroom Five**  
3.94m x 2.69m (12'11 x 8'10)

**Family Bathroom**  
2.97m x 1.65m (9'9 x 5'5)

### FLOOR PLAN:



Ground Floor



First Floor

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)