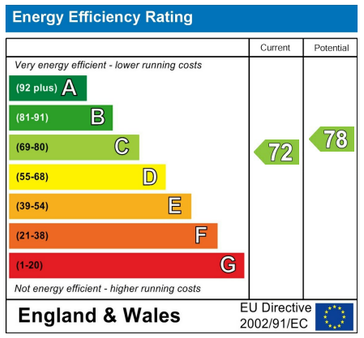
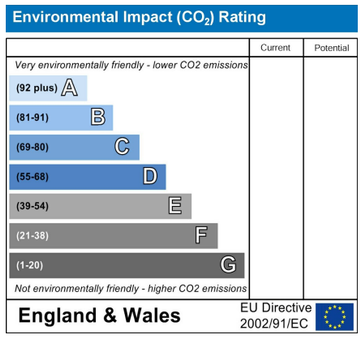




The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

32 Wytchley Road, Ketton, Stamford, Rutland, PE9 3SR

Beautifully renovated and thoughtfully extended, this exceptional three/four-bedroom detached family home enjoys an enviable position with open field views to the rear, offering a superb blend of contemporary living and village charm. Situated within a popular Rutland village, the property provides excellent access to Stamford, Rutland Water and the A1, making it ideal for families and commuters alike.

The heart of the home is the stunning open-plan kitchen dining family room, beautifully designed to create a bright and sociable space for everyday living and entertaining while taking full advantage of the countryside views. A separate utility room adds practicality, while the flexible ground floor layout also includes a fourth bedroom or study, served by a contemporary shower room, making it ideal for guests, home working or multi-generational living.

To the first floor are three well-proportioned bedrooms served by a stylish family bathroom, with the elevated rear outlook providing attractive views across the surrounding fields.

Externally, the property benefits from ample off-street parking, a single garage and a beautifully maintained rear garden featuring a patio seating area and lawn, creating an excellent space for outdoor dining and family enjoyment.

Further benefits include gas-fired central heating and a high-quality finish throughout, allowing the property to be enjoyed from the moment you move in.

Combining stylish interiors, flexible accommodation and an outstanding village setting with countryside views, this impressive home offers a rare opportunity in one of Rutland's most desirable locations.

Viewing is highly recommended to fully appreciate the quality, accommodation and setting on offer.

Asking Price £435,000 Freehold

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Extended detached family home
- Open plan kitchen dining family room
- Study/bedroom four and shower room on the ground floor
- Ample off street parking & single garage
- Council Tax Band - C
- Cul-de-sac location
- Three bedrooms on the first floor
- Gas fired central heating
- Rear patio & lawn garden with field views
- EPC - TBC

ACCOMMODATION:

Entrance Hall

Sitting Room
5.13m x 3.66m (16'10 x 12)

Kitchen Diner/ Family Room
4.83m x 5.13m x 4.80m x 5.69m (15'10 x 16'10 x 15'9 x 18'8)

Utility
1.70m x 3.07m (5'7 x 10'1)

Study/ Bedroom 4
2.64m x 1.96m (8'8 x 6'5)

Shower Room
1.47m x 2.62m (4'10 x 8'7)

Garage
4.14m x 2.59m (13'7 x 8'6)

Landing

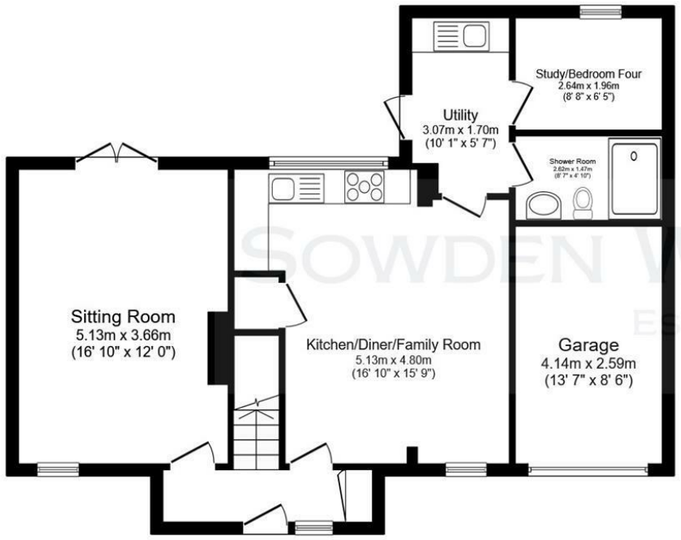
Principal Bedroom
5.11m x 2.77m x 2.24m (16'9 x 9'1 x 7'4)

Bedroom Two
3.68m x 2.44m (12'1 x 8)

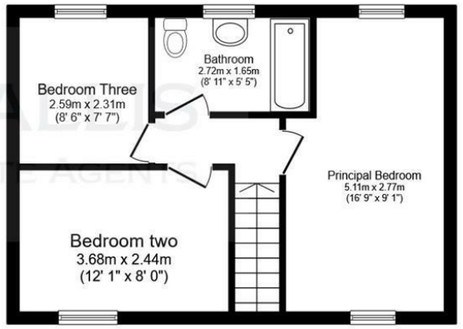
Bedroom Three
2.59m x 2.31m (8'6 x 7'7)

Family Bathroom
2.72m x 1.65m (8'11 x 5'5)

FLOOR PLAN:



Ground Floor



First Floor

Total floor area: 110.8 sq.m. (1,193 sq.ft.)

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