



30 Northwick Road, Ketton, Stamford, PE9 3SD

Occupying a generous plot within a popular Rutland village, this detached two-bedroom bungalow presents an excellent opportunity for those looking to create a home tailored to their own tastes. Offered to the market with no onward chain, the property enjoys a highly desirable location with easy access to Stamford, Rutland Water and the A1, while the village itself benefits from a wide range of local amenities.

The well-proportioned accommodation offers excellent versatility and comprises three reception rooms, providing flexible living and entertaining space, together with a fitted kitchen, two generous bedrooms and a family bathroom.

While the property would benefit from a programme of modernisation, it offers tremendous potential and provides the perfect opportunity for purchasers to enhance and personalise the accommodation.

Externally, the bungalow enjoys a generous south-east facing rear garden, ideal for making the most of the sunshine throughout the day. To the front, there is ample off-street parking, while further benefits include oil-fired central heating.

Combining a generous plot, flexible accommodation and an enviable village setting, this is a fantastic opportunity to acquire a bungalow with enormous potential in one of Rutland's most sought-after locations.

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

Guide Price £375,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

- Detached bungalow
 - Generous plot
 - Modernisation required
 - South east facing garden
 - NO CHAIN
- Two bedrooms, three reception rooms
 - Popular Rutland village location
 - Oil fired central heating
 - Off street parking & single garage
 - Council Tax Band - D, EPC - TBC



ACCOMMODATION:

Entrance Hall

Lounge

3.91m x 5.28m (12'10 x 17'4)

Dining Room

3.25m x 4.78m (10'8 x 15'8)

Kitchen

3.63m x 2.84m (11'11 x 9'4)

Utility

2.39m x 1.85m (7'10 x 6'1)

Sunroom

3.07m x 5.69m (10'1 x 18'8)

Bedroom One

4.22m x 2.90m (13'10 x 9'6)

Bedroom Two

3.00m x 2.11m (9'10 x 6'11)

Bathroom

1.63m x 2.44m (5'4 x 8)

Garage

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