

## 5 Church Road, Ketton, Stamford, Rutland, PE9 3RD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		56	
(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	

Position in the sought after Rutland village of Ketton, is this pretty three bedroom stone cottage. Benefitting from a pretty courtyard garden, this property is situated just a stones throw from the many amenities the village has to offer.

In brief, the property comprises; kitchen breakfast room, living room, dining room, three well proportioned bedrooms and a shower room.

Externally, there is pretty paved courtyard garden and a shared graveled driveway with one parking space.

**£1,300 PCM**

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.

- Three bedroom cottage
- Courtyard garden
- Popular village location
- EPC: D Council Tax: D

- Two reception rooms
- Character features throughout
- Driveway for one car
- Holding deposit: £300 Deposit: £1500



#### ACCOMMODATION:

##### Entrance Hallway

##### Living Room

4.11m x 5.03m (13'5" x 16'6")

##### Kitchen

4.11m x 4.20m (13'5" x 13'9")

##### Dining Room

4.60m x 3.83m (15'1" x 12'6" )

##### First floor landing

##### Bedroom

3.90m x 3.70m (12'9" x 12'1" )

##### Bedroom

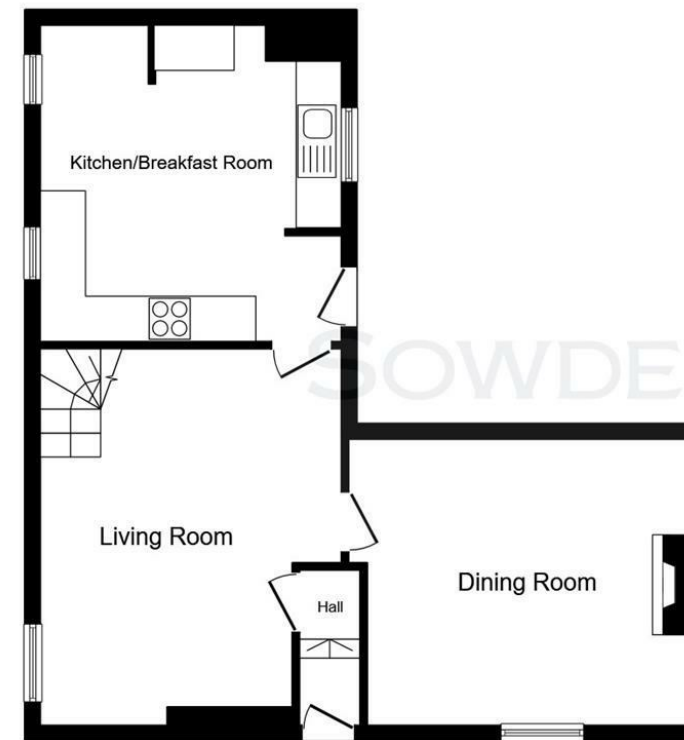
4.10m x 2.75m (13'5" x 9'0" )

##### Bedroom

4.11m x 3.32m (13'5" x 10'10" )

##### Shower Room

#### 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)