



**A DETACHED, MODERN FAMILY HOME WITH DOUBLE GARAGE AND  
PRIVATE DRIVEWAY SET IN A DISCREET POSITION ON THE EDGE OF THE  
POPULAR VILLAGE OF KETTON**

---

3 HOLMES DRIVE, KETTON, STAMFORD, PE9 3YB





# A DETACHED, MODERN FAMILY HOME WITH DOUBLE GARAGE AND PRIVATE DRIVEWAY SET IN A DISCREET POSITION ON THE EDGE OF THE POPULAR VILLAGE OF KETTON

3 HOLMES DRIVE, KETTON, STAMFORD, PE9 3YB

Entrance hall way ♦ Sitting room ♦ Dining room ♦ Study  
♦ Cloakroom ♦ Kitchen breakfast room ♦ Utility  
♦ Principal bedroom with dressing area and en suite  
♦ Three further double bedrooms ♦ Family bathroom

## Mileage

Stamford Railway Station 3 miles | Rutland Water (Edith Weston)  
4 miles | Peterborough 16 miles (Rail services to London Kings Cross  
& Cambridge from 51 mins) | Cambridge 46 miles

## Situation

Ketton is an attractive village, three miles west of Stamford. The village supports a shop and post office, a primary school and two public houses. Several of the areas favoured private schools, including Copthill, Brooke Priory and Witham Hall, along with Stamford, Oakham and Uppingham, are all within a 12 mile radius. The property is located a short distance from the A43 giving direct access both to Stamford and onward to the A47 with links to Peterborough and Leicester.

Rutland is England's smallest county and, in Rutland Water, has its largest reservoir by surface area. Less than five miles from the property, it offers a water based playground with sailing and fishing clubs, as well as cycle routes and walks.

Stamford is an attractive Georgian market town, England's first Conservation Area and well known for Burghley House. It is well-served and a pleasant retail and social base, whilst its railway station offers direct hourly services to Peterborough and Cambridge on the Birmingham Airport to Stansted Airport Midlands Cross Country line.

## The Property

3 Holmes Drive is a detached, stone built property with gabled windows set in a quiet cul-de-sac of properties built by Allison Homes in 2001. This modern house offers good sized accommodation with secluded garden, parking for four cars and a double garage. The four bedrooms are generously proportioned, three are double with access to the family bathroom whilst the principal bedroom suite offers a dressing area and en suite bathroom.





### The Accommodation

On entering the property from the main front door the spacious, wood floor hallway leads firstly to the large sitting room, which is dual aspect, modern and bright. The dining room is accessed from double doors via the hallway and also benefits from access to the garden. There is also a cloakroom and a study/home office with fitted suite, and a bay fronted window with views to the front of the property. The dual aspect kitchen breakfast room is modern and complete with Shaker style kitchen and integrated appliances. The utility leads off the kitchen and also has side access to the driveway and garage.

On the first floor there are three double bedrooms with family bathroom complete with bath and shower. The principal bedroom suite has space for a dressing area, fitted wardrobes and a spacious en suite bathroom.

### Outside

The house has a generous rear garden with direct access to both the dining room and kitchen breakfast room via French patio doors. The property benefits from a double garage and private, gated driveway with space for at least four vehicles as well as a front garden laid to lawn.

There is a deed of covenant regarding shared ownership and responsibility by all the home owners on Holmes Drive for the open space opposite the property. This includes an annual contribution in the region of £200 for maintenance by a professional gardener.

### General Information

**Tenure:** The property is for sale Freehold with vacant possession available on completion.

**Services:** Mains water, gas, electricity and drainage are connected. Mains gas fired central heating.

**Local Authority:** Rutland County Council. Tel: 01572 722577. Council Tax band G.

**Fixtures & Fittings:** Carpets, curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation. The double oven, hob, under counter fridge and dishwasher are all included.

**Energy Performance:** EPC = C

**Viewing:** All viewings will be accompanied and are strictly by prior arrangement through Savills Stamford Office. T 01780 484696

**Date of Photography & Particulars:** May 2019



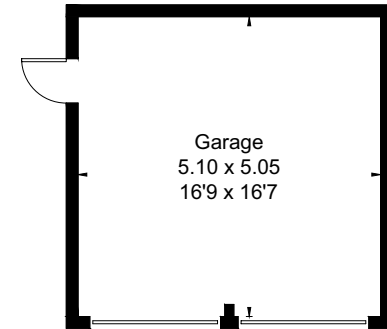
## FLOORPLANS

Approximate Area = 187.2 sq m / 2015 sq ft

Garage = 25.7 sq m / 277 sq ft

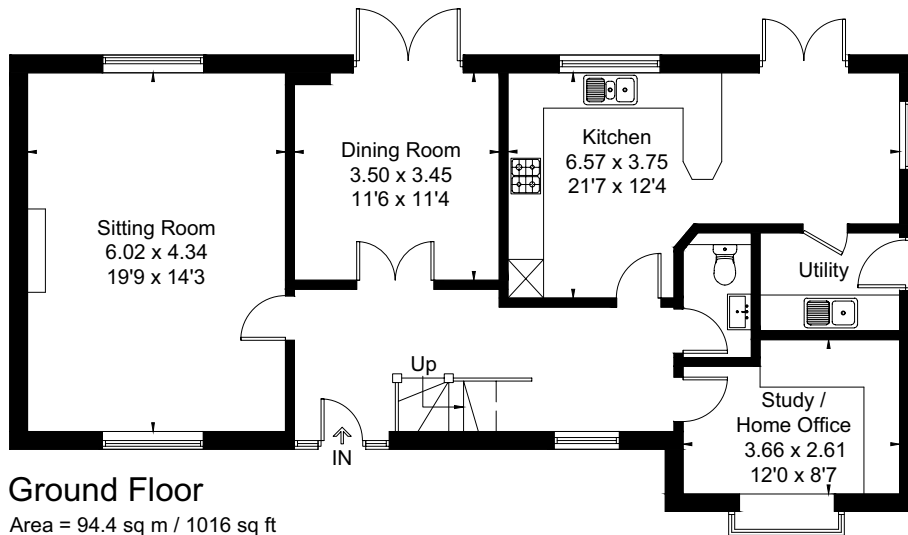
Total = 212.9 sq m / 2292 sq ft

Including Limited Use Area (2.4 sq m / 26 sq ft)



(Not Shown In Actual  
Location / Orientation)

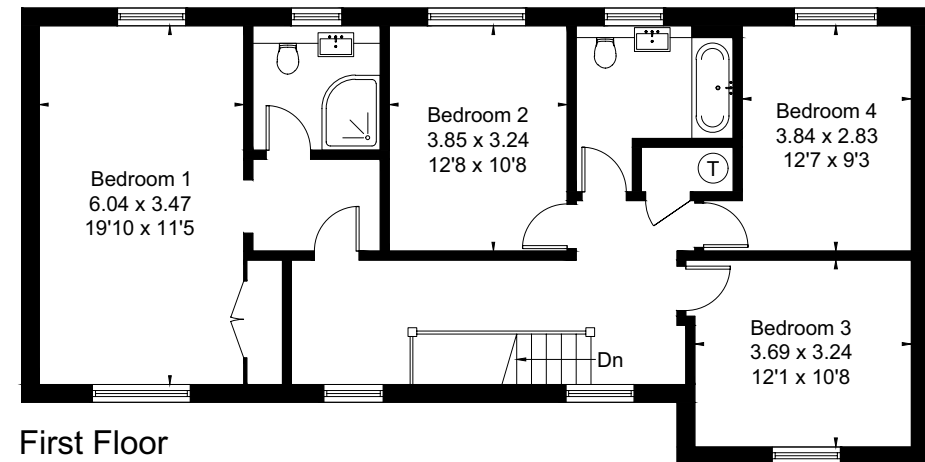
= Reduced head height below 1.5m



### Ground Floor

Area = 94.4 sq m / 1016 sq ft

(Limited Use Area = 2.4 sq m / 26 sq ft)



### First Floor

Area = 92.8 sq m / 999 sq ft

### Savills Stamford

9 High Street St Martins, Stamford,  
PE9 2LF

stamford@savills.com

01780 484696

savills.co.uk

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 190510JA

