



A detached home with garden and double garage

3 Holmes Drive, Geeston, Ketton, Stamford, Rutland PE9 3YB

Freehold



Entrance hallway • Two reception rooms • Study • Kitchen breakfast room • Utility • Principal bedroom with en suite • Three further bedrooms • Family bathroom • EPC: C

Situation

Ketton is an attractive Conservation Village three miles west of Stamford, with a shop and post office, primary school and two public houses.

Several of the area's favoured private schools, including Copthill, Brooke Priory and Witham Hall, along with Stamford, Oakham and Uppingham, are all within a 12 mile radius.

Rutland is England's smallest county and Rutland Water, five miles, offers a water based playground with sailing and fishing clubs, as well as cycle routes and walks.

The local Georgian market town of Stamford (three miles) is well known for its schools and for Burghley House. It is well-served and a pleasant retail and social base, whilst its railway station offers direct services (currently hourly) to Peterborough and Cambridge on the Birmingham Airport to Stansted Airport Midlands Cross Country line.

The Property

A south-east facing detached house constructed with Clipsham stone elevations, the Holmes Drive cul-de-sac properties were constructed in 2001 by Allison Homes.

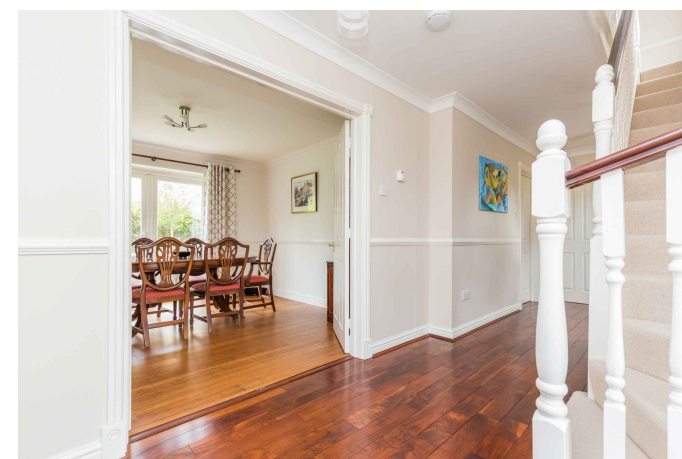
This modern house offers symmetrical principal rooms, coupled with a secluded garden, a gated driveway with parking for several cars and a double garage.

The Accommodation

The wide wooden floored entrance hallway accesses a full-width dual-aspect sitting room, which has a gas fire within a stone fireplace, a central dining room, with double doors from the hallway and French doors that open to the garden's terrace, a cloakroom and a study, with a fitted home office suite.

The spacious kitchen is dual-aspect too, and has ample space for dining as well as food preparation. The fitted Shaker style suite has integrated appliances, whilst there are French doors that open to the garden for al fresco dining. The adjoining utility has a side door to the driveway and garage.

On the first floor there are four double bedrooms (one en suite) and a full-suite principal bedroom. The principal bedroom suite has space for a dressing area, fitted wardrobe and a spacious en suite bathroom.





Outside

The front door is approached through a pretty, walled and lawned front forecourt garden. The gated driveway, to the east of the house, offers parking for a number of vehicles and access to the detached double garage. The rear garden is enclosed and lawned, with a terrace adjoining the house with access to the dining room and kitchen.

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

Date of Photography: Spring 2019

Date of Particulars: January 2021

All the Holmes Drive owners are subject to a deed of covenant regarding shared ownership for the open space opposite this property, which includes an annual contribution (currently £300) for its mowing and upkeep.

General Information

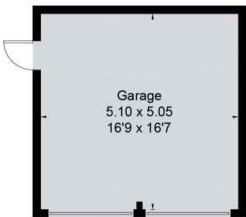
Tenure: The property is for sale Freehold with vacant possession available on completion.

Services: Full mains. Mains gas fired central heating.

Local Authority: Rutland County Council. Council Tax band G.

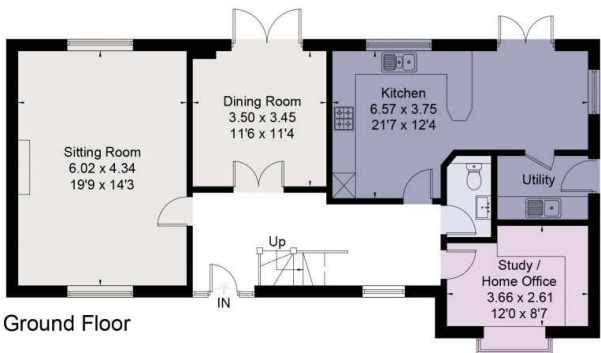


Approximate Area = 187.2 sq m / 2015 sq ft
Garage = 25.7 sq m / 277 sq ft
Total = 212.9 / 2292 ft
Including Limited Use Area (2.4 sq m / 26 sq ft)
For identification only. Not to scale.
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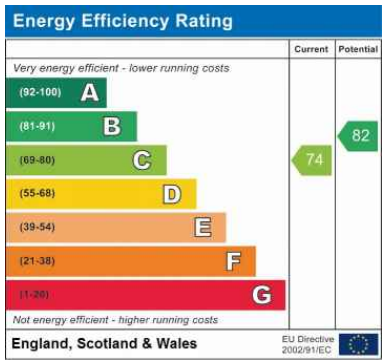


Reduced head height below 1.5m

(Not Shown In Actual Location / Orientation)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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