



5 Aveland Road, Ketton - PE9 3SH

In Excess of £450,000

EASTAWAY

Beautifully presented detached bungalow in Ketton with spacious living areas, modern kitchen, private mature garden, garden office, ample parking, and village amenities. Ready to move in.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautifully renovated detached bungalow in a quiet and highly sought-after Ketton village location.
- Spacious and versatile accommodation including three bedrooms, two bathrooms and a generous conservatory.
- Stunning private southeast-facing garden with mature planting, multiple seating areas and a garden office.
- Stylish modern kitchen with central island, dining area and plenty of space for entertaining.
- Move-in ready home with a recently fitted kitchen, luxury shower room, en-suite, rewiring and modern combi boiler.
- Ample driveway parking and garage with electric door, all within minutes of Stamford and Rutland Water.





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What the Owner Told Us...

"I hope the next owners love this house as much as I have. The garden is my favourite place. It's peaceful, private and such a lovely place to spend time. The neighbours are wonderful, the road is very quiet, and the bungalow has been a fantastic home for our family."

Our Thoughts...

Some homes just feel comfortable from the moment you walk through the door.

This beautifully presented detached bungalow on Aveland Road is one of them.

Lovingly improved by the current owner and immaculately maintained throughout, it's a home that offers generous living space, a wonderful private garden and the kind of practical layout that makes everyday life easy. Whether you're looking to downsize without compromise, enjoy the convenience of single-storey living, or simply find a home you can move straight into and enjoy from day one, this could be exactly what you've been waiting for.

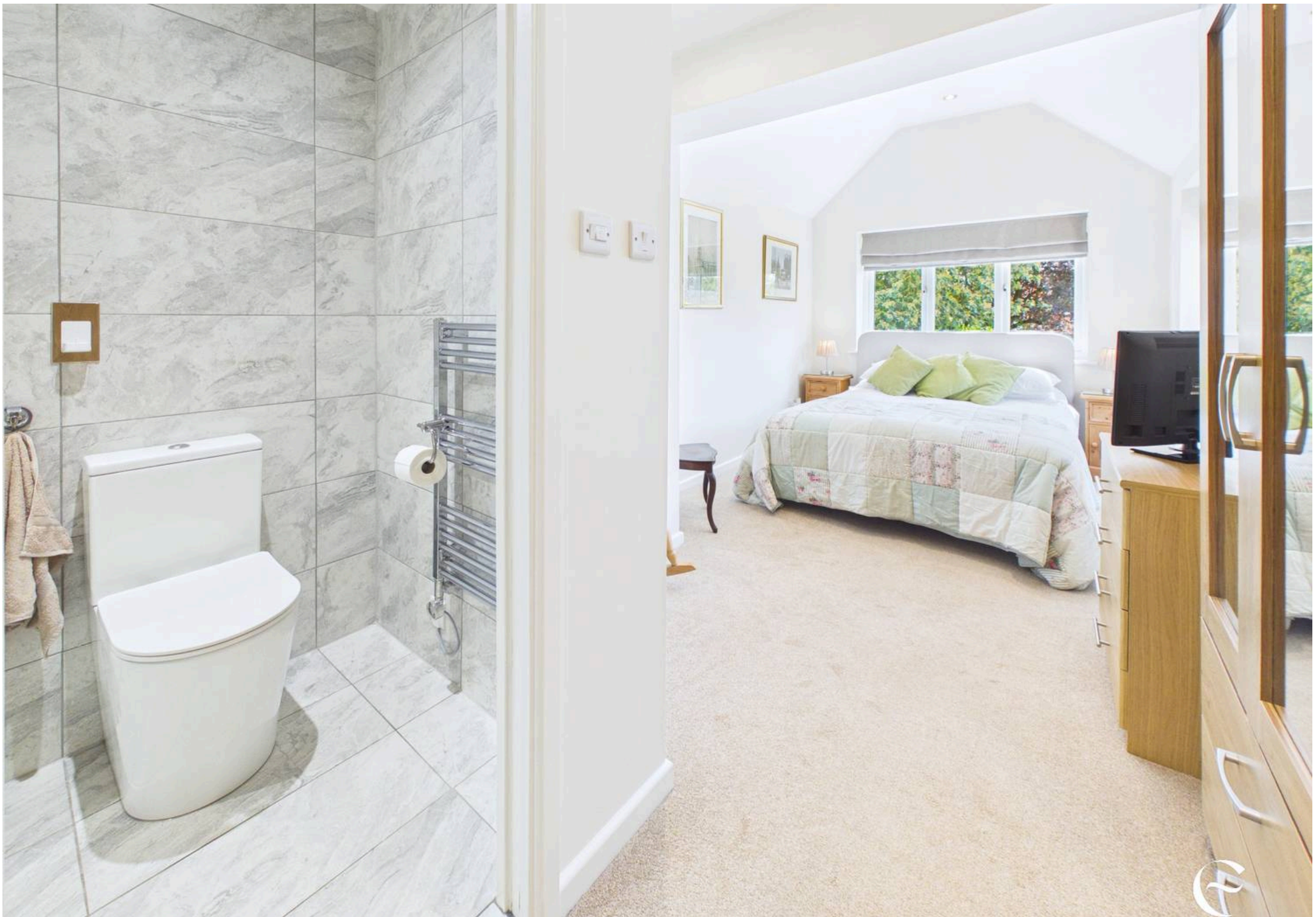
Set back from the road behind a generous driveway, the property immediately feels welcoming. Step inside and you'll find a spacious entrance hall with a large built-in storage cupboard, perfect for coats, shoes and all those everyday essentials that never seem to have a home.

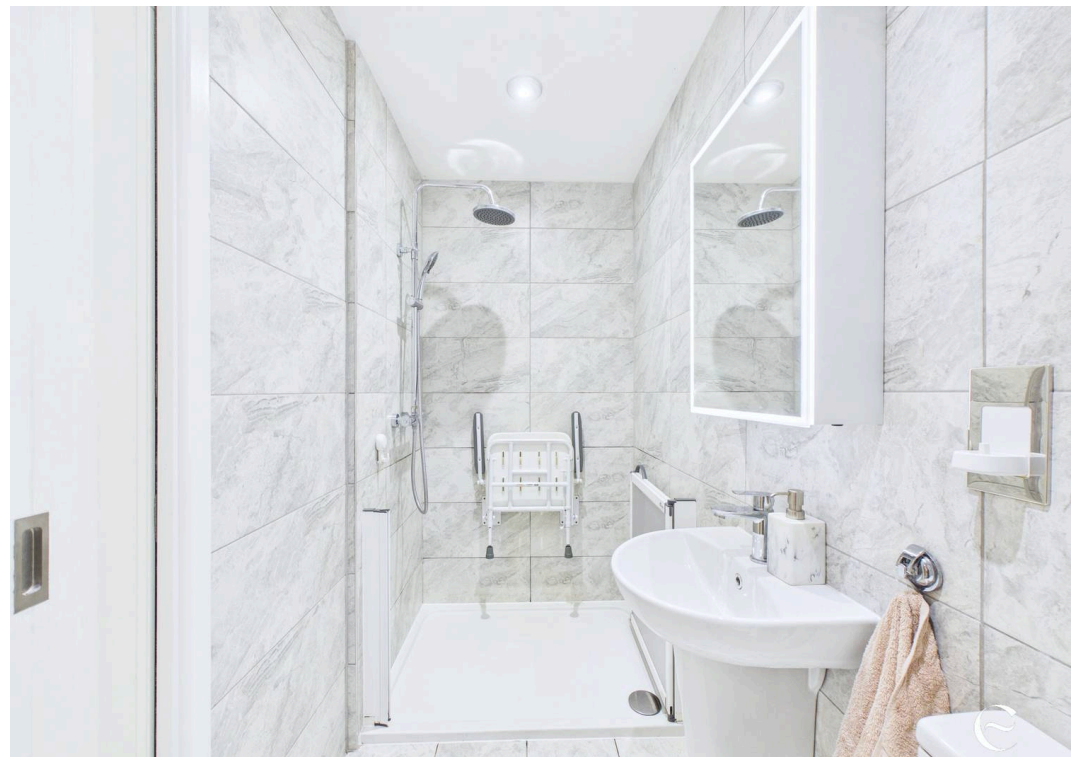
The living room is a lovely space to relax. Dual aspect windows allow natural light to flow through the room throughout the day, creating a bright and inviting atmosphere. It's easy to imagine spending a quiet evening here with a good book, enjoying time with family, or simply unwinding after a busy day.

The kitchen sits at the heart of the home and is modern, stylish and practical, it offers plenty of workspace along with a central island that naturally becomes the hub of daily life. Whether you're preparing meals, catching up with friends over coffee or hosting family gatherings, it's a space designed to be enjoyed. The adjoining dining area provides plenty of room for entertaining and everyday living alike.

Beyond the kitchen, the conservatory adds another wonderful reception space. Overlooking the garden, it's a room you'll find yourself drawn to throughout the year. Somewhere to enjoy your











Entrance Hall

14' 9" x 3' 0" (4.49m x 0.91m)

Hallway

7' 8" x 7' 11" (2.33m x 2.42m)

Living Room

11' 5" x 17' 9" (3.48m x 5.42m)

Kitchen / Diner

10' 10" x 21' 4" (3.31m x 6.49m)

Conservatory

8' 11" x 12' 9" (2.73m x 3.89m)

Study

5' 10" x 8' 7" (1.78m x 2.62m)

Principal Bedroom

22' 10" x 8' 9" (6.97m x 2.67m)

Principal En Suite

8' 7" x 3' 11" (2.61m x 1.20m)

Bedroom 2

13' 1" x 9' 7" (3.99m x 2.91m)

Bedroom 3

10' 0" x 7' 7" (3.06m x 2.30m)

Bathroom

8' 9" x 7' 6" (2.67m x 2.28m)

Garage

15' 4" x 9' 1" (4.67m x 2.77m)





Approximate total area⁽¹⁾

1323 ft²

122.8 m²

Balconies and terraces

370 ft²

34.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
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<i>Not environmentally friendly - higher CO₂ emissions</i>		

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