

Aldgate Court

Ketton, PE9 3AY

Tucked away in the sought-after village of Ketton, just a short drive from the historic market town of Stamford, this beautifully presented three/four-bedroom Grade II Listed Maltings conversion blends period character with contemporary design. Part of an exclusive courtyard development, 6 Aldgate Court offers spacious, light-filled accommodation across three floors, finished to an high standard throughout.

£350,000

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- Beautifully Converted Maltings Within A Sought-After Development
- Three/Four Double Bedrooms & Two Bathrooms
- Allocated Parking for 2 Vehicles - One space Covered in Open Fronted Barn
- Peaceful Village Location With Easy Access To Stamford And The A1
- Contemporary Kitchen & Stylish Interiors
- Communal Garden
- Over 1,500 sq. ft. Of Flexible Accommodation
- 2/3 Reception Rooms
- Please Refer to Attached KFB For Material Information Disclosures

Central Courtyard

Entrance Hall

20'11" x 9'6" (6.38m x 2.90m)

Office/Bedroom 4

11'8" x 10'3" (3.56m x 3.12m)

Shower Room

9'6" x 6'8" (2.90m x 2.03m)

Bedroom 2

10'0" x 16'5" (3.05m x 5.00m)

First Floor Landing

9'2" x 8'0" (2.79m x 2.44m)

Living/Dining Room

14'9" x 16'5" (4.50m x 5.00m)

Kitchen

9'2" x 7'5" (2.79m x 2.26m)

Bedroom 3

10'0" x 13'1" (3.05m x 3.99m)

Second Floor Landing

9'6" x 8'0" (2.90m x 2.44m)

Living Room

11'3" x 16'5" (3.43m x 5.00m)

Bedroom 1

10'0" x 13'1" (3.05m x 3.99m)

En Suite Bathroom

9'6" x 8'1" (2.90m x 2.46m)

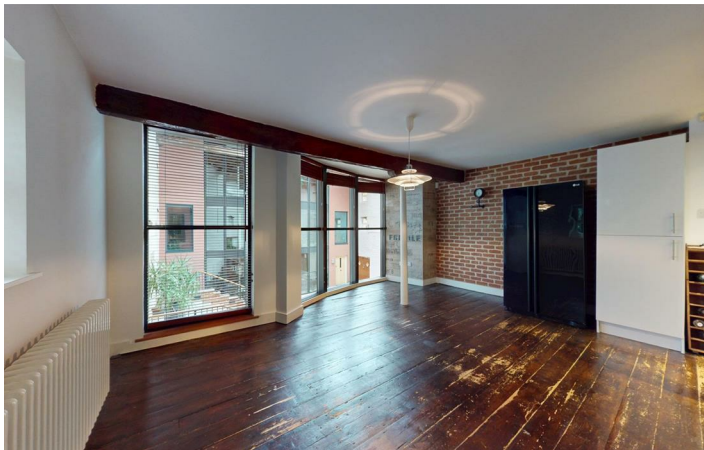
Communal Garden

Allocated Parking for 2 including Car Port

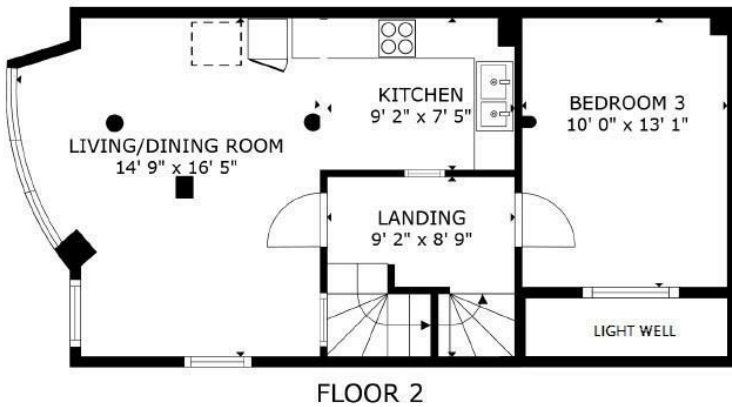
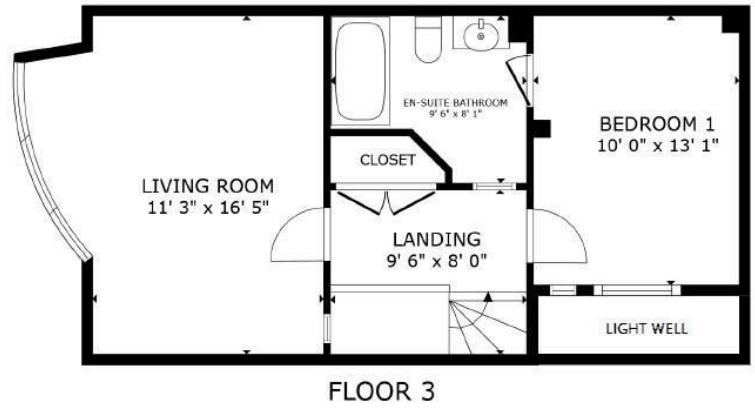
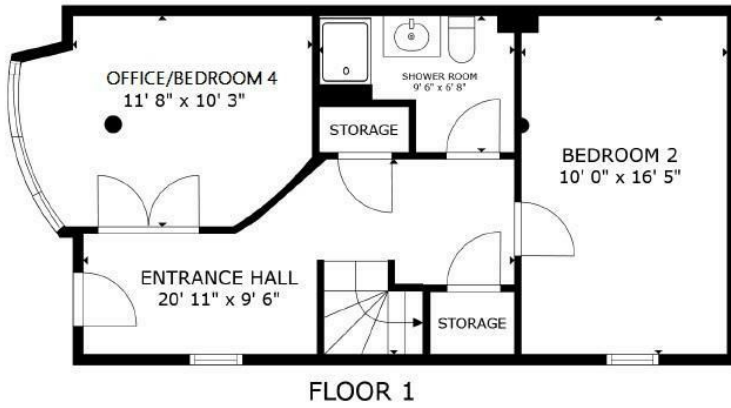


Directions

Please use the following postcode for Sat Nav guidance - PE9 3AY



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 536 sq.ft. FLOOR 2 505 sq.ft. FLOOR 3 506 sq.ft.
 TOTAL : 1,547 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ANTI-MONEY LAUNDERING REGULATIONS: All UK property transactions are subject to HMRC Anti-Money Laundering Regulations. As a minimum requirement, each party to a transaction must complete an Identification and Source of Funds check once an offer is accepted. These checks are carried out via our compliance partner, Guild 365, at a cost of £36 inc. VAT per person. Prompt completion will help avoid delays in agreeing the sale.

REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

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		71	79
		EU Directive 2002/91/EC	