



Bull Lane

Ketton, PE9 3TB

Quoit Cottage really is a quintessentially charming 2 bedroom stone cottage hidden away in the centre of the popular Rutland village of Ketton. This character property is built of local stone and is discretely positioned with a fabulous south west facing cottage garden. The cottage also benefits from Little Quoit, a 1 bedroom self contained Annexe that is also full of character and charm. This unique home with Off Street Parking and a Garage, really must be viewed to appreciate the charm on offer.

£475,000



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- Beautiful 2 Bedroom Character Cottage
- Sought After Rutland Village
- Annexe - Living Room, Kitchen, Shower & Galleried Bedroom
- With 1 Bedroom Annexe
- Main Cottage - 2 Reception Rooms, Kitchen
- Single Garage & Driveway
- Stunning Cottage Gardens
- 2 Double Bedrooms & 2 Bathrooms
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall	Bathroom	Annexe
3'11" x 8'6" (1.19m x 2.59m)	7'0" x 10'5" (2.13m x 3.18m)	
Dining Room	Landing	Living Room
13'7" x 12'3" (4.14m x 3.73m)	8'6" x 8'3" (2.59m x 2.51m)	14'4" x 8'3" (4.37m x 2.51m)
Hallway	Bedroom 1	Kitchen
	11'6" x 12'3" (3.51m x 3.73m)	7'6" x 6'2" (2.29m x 1.88m)
Lounge	Bedroom 2	Shower Room
15'3" x 12'3" (4.65m x 3.73m)	9'5" x 12'3" (2.87m x 3.73m)	7'8" x 6'2" (2.34m x 1.88m)
Kitchen	WC	Galleried Bedroom
19'11" x 7'1" (6.07m x 2.16m)		15'6" x 8'7" (4.72m x 2.62m)



Directions

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



Floor Plan



GROSS INTERNAL AREA
FLOOR 1 708 sq.ft. FLOOR 2 417 sq.ft.
TOTAL : 1,124 sq.ft.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating

Rating	Score Range	Color	Notes
A	(92 plus)	Dark Green	Very energy efficient - lower running costs
B	(81-91)	Medium Green	
C	(69-80)	Light Green	
D	(55-68)	Yellow	
E	(39-54)	Orange	
F	(21-38)	Red	
G	(1-20)	Dark Red	Not energy efficient - higher running costs

EU Directive 2002/91/EC