



Castle Close
Ketton PE9 3FP

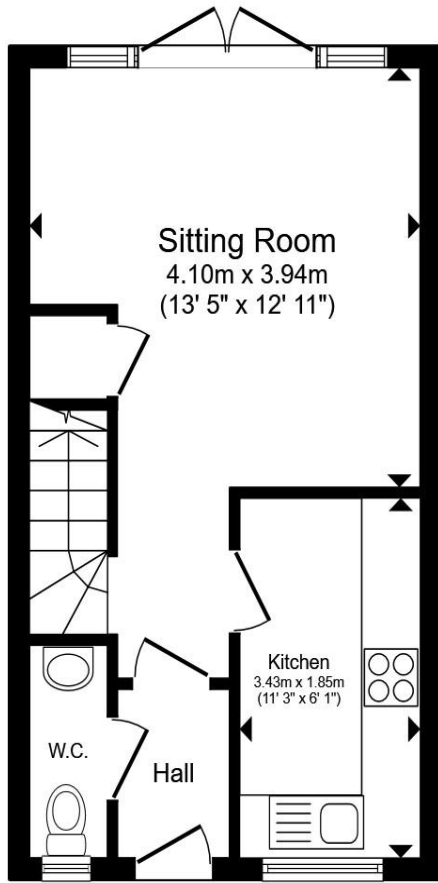


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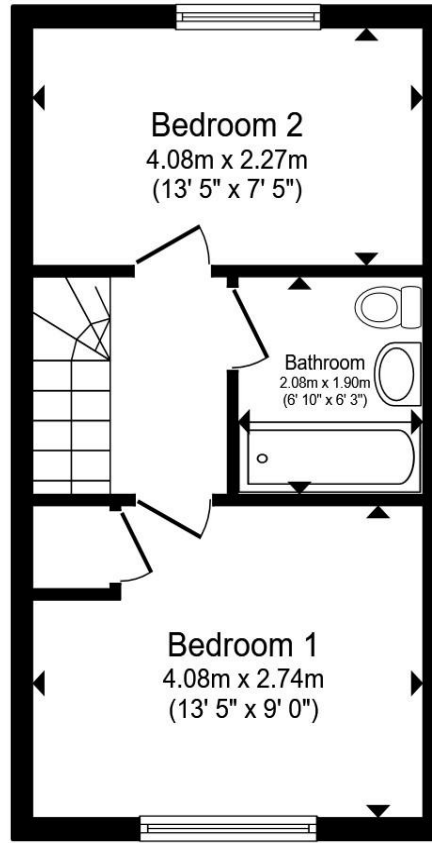
Welcome to **Castle Close**

Situated on a small and attractive development within a popular village location, is this beautifully presented two-bedroom 50% ownership home. The village benefits from many amenities including a Primary school, a shop, a pub and a gym, whilst also being just a short drive to Stamford town centre.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Kitchen

11' 3" x 6' 1" (3.43m x 1.85m)

Sitting Room

13' 5" x 12' 11" (4.09m x 3.94m)

Bedroom One

13' 5" x 9' (4.09m x 2.74m)

Bedroom Two

13' 5" x 7' 5" (4.09m x 2.26m)

Bathroom

6' 10" x 6' 3" (2.08m x 1.91m)

Total floor area 60.2 sq.m. (648 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement.

A party must rely upon its own inspection(s). Powered by www.propertybox.io



Welcome to

Castle Close

- 50% shared ownership
- Beautifully presented throughout
- Situated on a small modern development
- Two double bedrooms
- Sitting room with French doors to the garden
- Two parking spaces
- Village amenities including primary school, pub, shop & gym
- Ideal first time buy

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 06 Sep 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£142,500



The accommodation comprises a welcoming entrance hall, a convenient downstairs cloakroom, and a contemporary fitted kitchen featuring an integrated oven and hob, with space for a washing machine and fridge freezer. To the rear of the property, the spacious sitting room benefits from a useful understairs storage cupboard and French doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining.

Upstairs, there are two generous double bedrooms together with a modern family bathroom fitted with a white suite and shower over the bath.

Externally, the property enjoys a lawned rear garden with a patio seating area, perfect for outdoor dining and enjoying the warmer months. There is also off-road parking for two vehicles.

The property is located within a sought-after village offering a range of everyday amenities, including a school, village shop, pub and gym, while still providing excellent access to surrounding towns and transport links.

Available on a 50% shared ownership basis, this is an excellent opportunity to purchase a stylish and affordable home in a desirable village setting.

Early viewing is highly recommended.



Please note the marker reflects the postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Property Ref:

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