

## Rutland, 18 New Road, Ryhall, PE9 4HL

| Energy Efficiency Rating                                   |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(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                |                         |           |
| <b>England &amp; Wales</b>                                 | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                 |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) A |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                |                         |           |
| <b>England &amp; Wales</b>   | EU Directive 2002/91/EC |           |

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

This detached two-bedroom home is set within a popular Rutland village and occupies a good-sized plot, offering excellent potential for improvement. While the property requires some modernisation, it presents an ideal opportunity for purchasers looking to create a home to their own specification.

The accommodation comprises two well-proportioned double bedrooms, a spacious sitting room, and a breakfast kitchen, providing practical and comfortable living space with scope to update and reconfigure if desired.

Externally, the property benefits from a driveway providing off-street parking, leading to a single garage. The generous walled garden offers a private and enclosed outdoor space, ideal for gardening, entertaining, or future landscaping.

The village location is highly regarded and provides good access to Stamford, making it well suited for commuters and those seeking a balance of village living with nearby town amenities.

A fantastic opportunity to acquire a detached home with potential in a sought-after Rutland village location. Early viewing is recommended.

**Asking Price £325,000 Freehold**

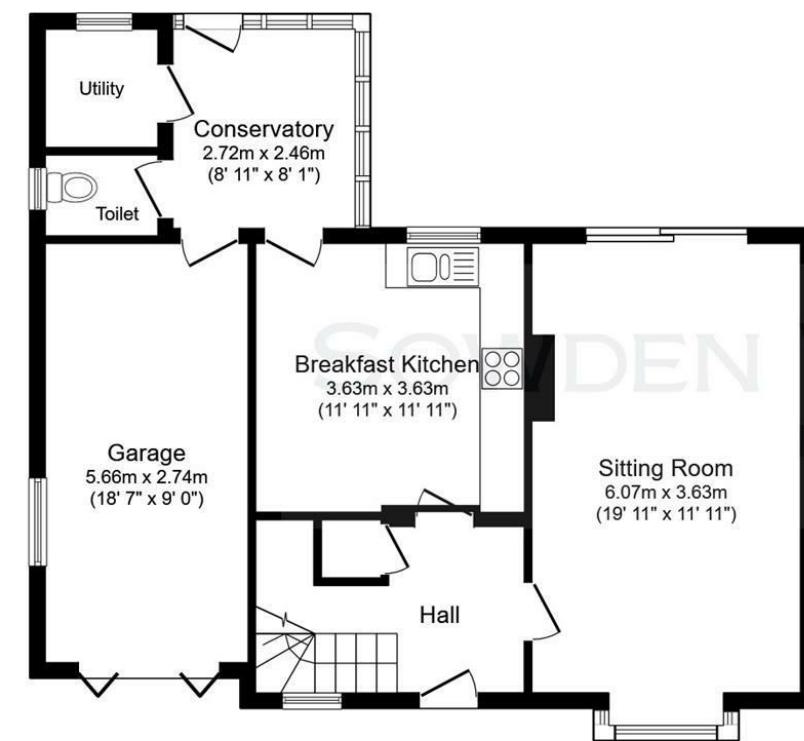
- Detached home
- Spacious sitting room
- Popular Rutland village location
- Oil fired central heating
- Off street parking & single garage
- Two double bedrooms
- Breakfast kitchen
- Modernisation required
- Generous plot with a walled garden
- Council Tax Band - C, EPC -



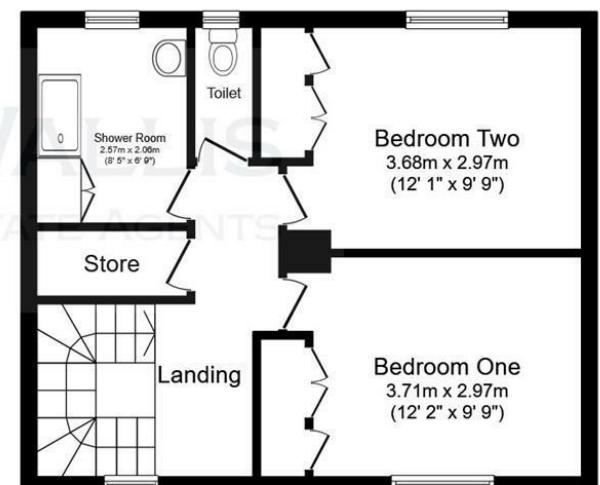
## ACCOMMODATION:

|                          |                                 |
|--------------------------|---------------------------------|
| <b>Entrance Hall</b>     | 3.63m x 2.29m (11'11" x 7'6")   |
| <b>Sitting Room</b>      | 6.07m x 3.63m (19'11" x 11'11") |
| <b>Breakfast Kitchen</b> | 3.63m x 3.63m (11'11" x 11'11") |
| <b>Conservatory</b>      | 2.72m x 2.46m (8'11" x 8'1")    |
| <b>W/C</b>               | 1.52m x 0.84m (5' x 2'9")       |
| <b>Store Room</b>        | 1.85m x 1.52m (6'1" x 5'1")     |
| <b>Landing</b>           | 3.05m x 2.26m (10' x 7'5")      |

## FLOOR PLAN:



Ground Floor



First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)