



1 New Road, Ryhall, Stamford, Rutland, PE9 4HL


This superb semi detached home in the popular village of Ryhall offers well proportioned accommodation throughout. The property is set on a good sized plot and comes with a breakfast kitchen and spacious sitting room which over looks the south facing garden.


The accommodation comprises of entrance hall, wc, sitting room, dining area, breakfast kitchen with built in double oven and hob, master bedroom with en-suite shower room, two further bedrooms and a family bathroom.

To the front is a block paved driveway that leads to a single garage that has a garden room/workshop to the rear, that leads to a generous south facing mature lawn garden.

NO CHAIN

Asking price £345,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	<div>42</div>	<div>75</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		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.

- Superb semi detached home
 - Stylish breakfast kitchen
 - Two further bedrooms
 - Council tax band C.
 - EPC - E
- Popular village location
 - Master bedroom with ensuite
 - Garage and driveway parking
 - Generous south facing lawn garden
 - NO CHAIN



ACCOMMODATION:

Entrance Hall

Sitting Room

4.24m x 4.24m (13'11 x 13'11)

Dining Room

3.30m max x 3.48m (10'10 max x 11'5)

Kitchen Breakfast Room

5.59m x 2.82m (18'4 x 9'3)

WC

Bedroom One

4.50m x 2.77m (14'9 x 9'1)

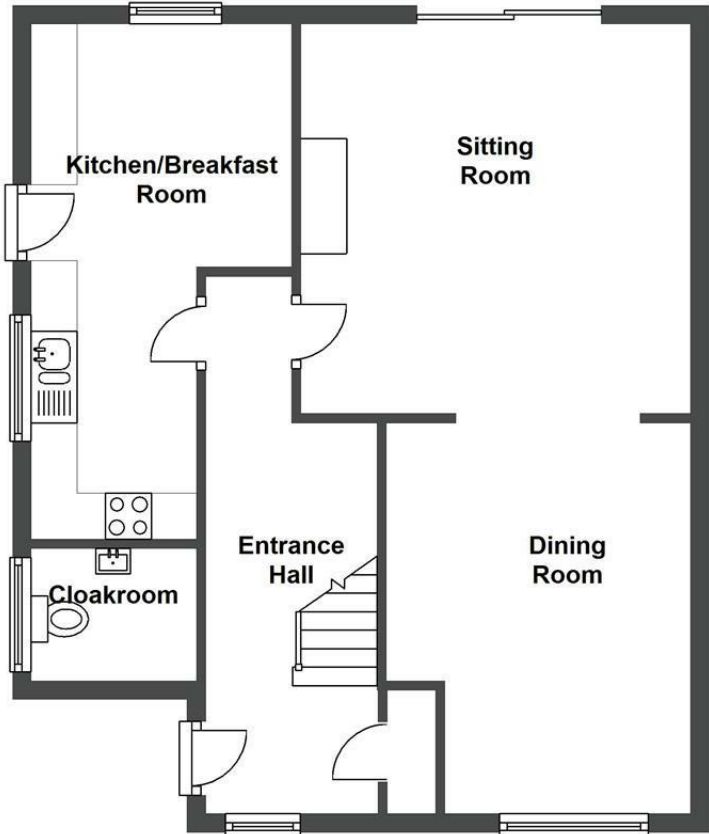
Ensuite

Bedroom Two

3.45m x 2.84m (11'4 x 9'4)

FLOOR PLAN:

Ground Floor



First Floor

