



**33 Balk Road, Ryhall, PE9 4HT**

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		
<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 (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 three-bedroom semi-detached house is for sale in the popular village of Ryhall, near Stamford. Presented in good condition, it offers a practical layout with a good sized living room, a separate kitchen diner and two bathrooms, making it suitable for day-to-day family living.

The kitchen diner has been recently refitted, offering a modern and generously sized room. Upstairs, the property benefits from three double bedrooms as well as an upstairs shower room. Externally, the property has a large garden and further benefits from an external office with power and lighting. There is a great sized driveway with plenty of parking, as well as a single garage, ideal for storage.

Ryhall has a friendly village atmosphere with a primary school, two local pubs and village shop, as well as access to attractive surrounding countryside and riverside walks. Stamford, just a short drive away, provides a wider choice of supermarkets, independent shops, cafés and restaurants, along with well-regarded secondary schools and leisure facilities.

**Asking Price £375,000 Freehold**

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Popular Rutland Village

Modern kitchen diner

Garage and external home office

Large garden and driveway

Three double bedrooms

Close proximity to local primary school

Presented well throughout

EPC: TBC Council Tax:



## ACCOMMODATION:

Entrance hall

3.94m x 3.56m (12'11 x 11'8)

Kitchen breakfast room

3.05m x 5.46m (10'0 x 17'11)

Living room

3.58m x 5.46m (11'9 x 17'11)

Utility/rear entrance hall

Downstairs bathroom

First floor landing

Principal bedroom

3.63m x 3.25m (11'11 x 10'8)

Bedroom

3.30m x 3.20m (10'10 x 10'6)

Bedroom

## FLOOR PLAN:



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)