



Shepherds Walk, Ryhall

Stamford, Rutland, PE9 4JF



## Shepherds Walk, Ryhall Stamford, Rutland, PE9 4JF £2,200 Per Calendar Month

Set in a beautiful semi-rural location on the edge of the highly-regarded village of Ryhall is this well-presented and spacious FURNISHED 3/4 bedroom family home offering a spacious lounge, an open plan kitchen/diner, a snug/bedroom four, family bathroom and en-suite off master and a private driveway with ample parking for several vehicles. Additionally, the property has the benefit of having Council Tax, Water rates and TV Licence INCLUDED!

The property is arranged all on one floor, with entrance being made into a spacious hallway, which further provides access to the majority of the rooms in the property. The lounge offers a feature fireplace and a further door leads to the snug, which could double as a fourth bedroom. The kitchen/diner features a good range of fitted units and surface areas and provides a door accessing the front garden. Back through the hallway, all three main double bedrooms are of a very good size and are serviced by a modern fitted three piece family shower room. The master bedroom benefits from a three piece en-suite bathroom, with a utility room accessed further from this room.

Outside the property, the front garden is bounded by a high wall, affording a good deal of privacy. The established, but low maintenance garden is perfect for entertaining. There is ample parking for several vehicles to the private driveway accessed from Belmesthorpe Lane. To one side of the property is access leading to the garden which offers a timber decked seating area, with the remaining garden mainly laid to lawn enjoying fabulous views over open countryside. Please contact Newton Fallowell, Stamford for further information and to arrange a viewing.



Entrance Hallway

Dining Room

11'5" x 10'2" (3.5 x 3.1)

Kitchen/Diner

20'0" x 13'9" (max) (6.1 x 4.2 (max))

Lounge

17'8" (max) x 20'0" (5.4 (max) x 6.1)

Snug/Bedroom Four

12'9" x 11'9" (3.9 x 3.6)

Master Bedroom

10'5" x 12'1" (3.2 x 3.7)

Bedroom Two

18'4" x 9'2" (5.6 x 2.8)

Bedroom Three

17'4" x 8'10" (5.3 x 2.7)

Family Shower Room

8'6" x 7'10" (2.6 x 2.4)

En-Suite

12'9" x 8'10" (max) (3.9 x 2.7 (max))

Utility

7'2" x 6'2" (2.2 x 1.9)







E P  
7 F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	43	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX INFORMATION:**  
Local Authority: South Kesteven DC  
Council Tax Band: INC

**AGENTS NOTE:**

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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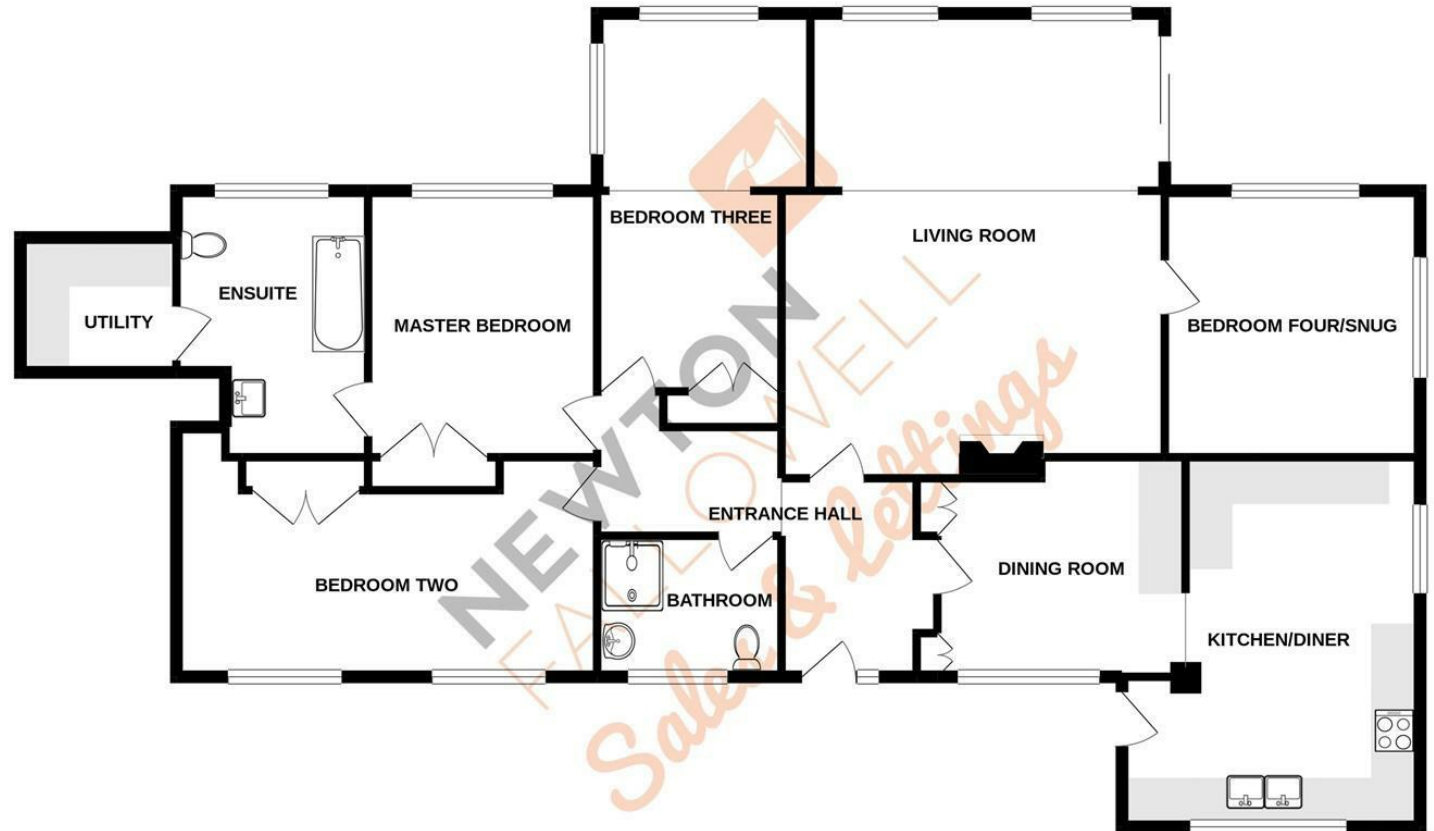
Anti-Money Laundering Regulations: Intending purchasers will be required to verify their identification via Lifetime Legal at a cost of £60 Inc. VAT at the offer stage. We would ask for your co-operation in order that there will be no delay

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**GROUND FLOOR**  
1635 sq.ft. (151.9 sq.m.) approx.



TOTAL FLOOR AREA : 1635 sq.ft. (151.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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