



New Road, Ryhall
Stamford, Rutland, PE9 4HL

 **NEWTON**
FALLOWELL

New Road, Ryhall
Stamford, Rutland, PE9 4HL
£295,000 Freehold

Lovely fully renovated two bedroom detached bungalow situated in a prime location of the popular village of Ryhall. The bungalow benefits from two double bedrooms with built in wardrobes, modern fully tiled bathroom, modern kitchen, spacious living room, ample off road parking, single detached garage and a generous rear garden.

On entering the bungalow through the spacious entrance hall, the hallway creates great flow around the bungalow. To one side is the light and airy living room with laminate flooring and the kitchen featuring a wealth of modern units and a handy storage cupboard. To the other side of the bungalow are the two well balanced double bedrooms both benefitting from built in wardrobes with sliding doors. Completing the bungalow is the modern three piece bathroom which is fully tiled.

Outside to the front is a large gravelled driveway offering ample off road parking and leads down the side of the property to the single detached garage. The rear garden features a patio seating area and a generous lawn all fully enclosed and private.



Entrance Hall

13'7 x 4'6 narrowing to 4 (4.14m x 1.37m narrowing to 1.22m)

Living Room

11'1 x 11'11 narrowing to 10'10 (3.38m x 3.63m narrowing to 3.30m)

Kitchen

8'8 x 8'7 (2.64m x 2.62m)

Bathroom

6'4 x 5'6 (1.93m x 1.68m)

Bedroom One

10'1 x 9'9 (3.07m x 2.97m)

Bedroom Two

10'1 x 8'10 (3.07m x 2.69m)



COUNCIL TAX INFORMATION:

Local Authority: Rutland

Council Tax Band: C

AGENTS NOTE - DRAFT PARTICULARS:

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.

ANTI-MONEY LAUNDERING REGULATIONS:

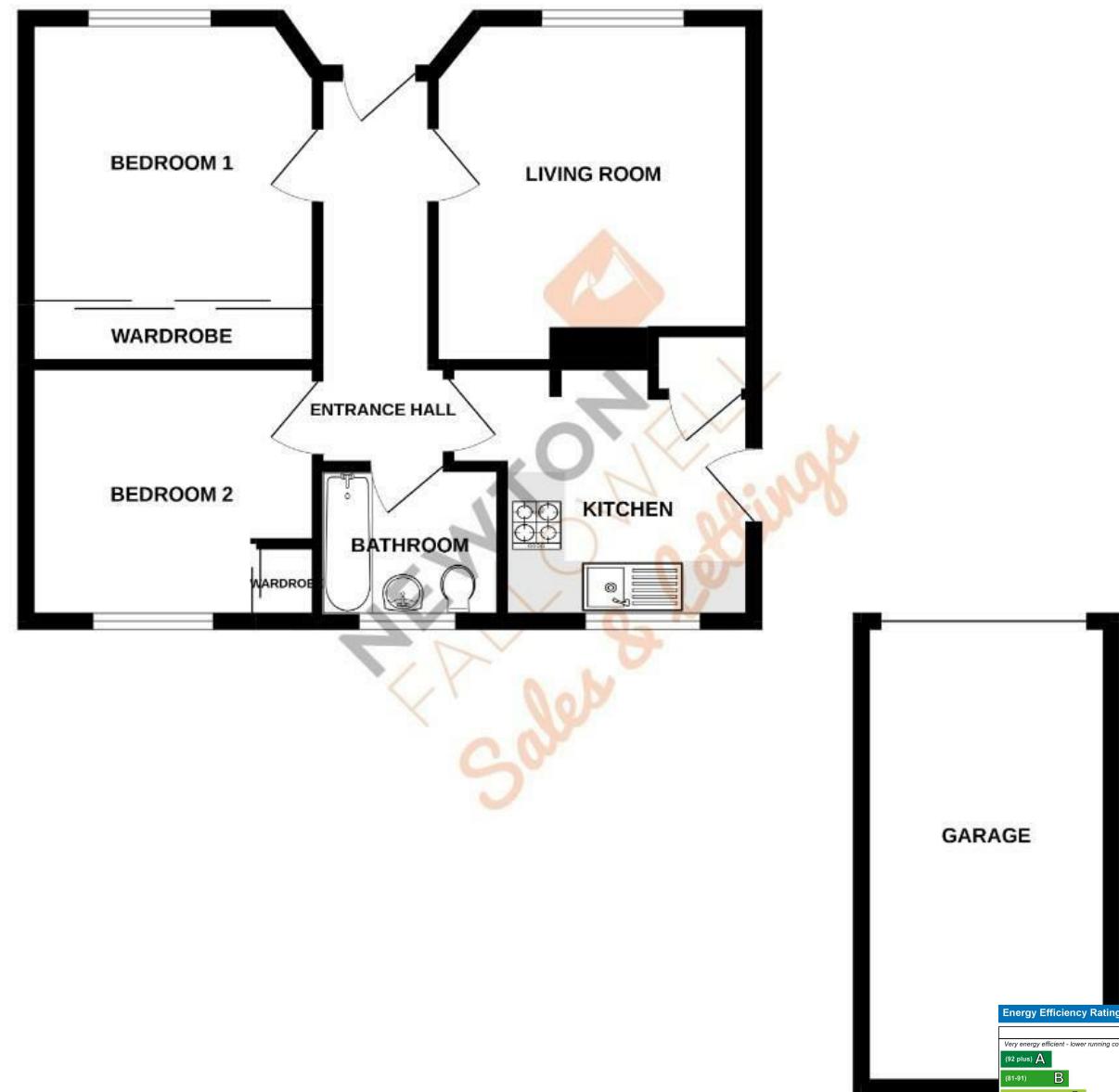
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



GROUND FLOOR

646 sq.ft. (60.0 sq.m.) approx.



 **NEWTON
FALLOWELL**

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TOTAL FLOOR AREA: 646 sq.ft. (60.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(B2 plus)	A		86
(B1-91)	B		
(89-80)	C		
(65-68)	D	66	
(59-54)	E		
(51-38)	F		
(31-26)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			