




NEWTON
FALLOWELL

Turnpike Road, Ryhall
Stamford, Rutland, PE9 4HD

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£435,000 Freehold

Fully renovated to a high standard is this extended, semi-detached home situated in the lovely village of Ryhall, surrounded by open countryside and far-reaching views over fields from the rear. This substantial home is arranged over two floors and benefits greatly from a generous rear garden, versatile garden room, three spacious reception rooms, open plan kitchen/breakfast room, two bathrooms and ample off road parking.

The property is arranged over two floors, entering via the entrance hall which connects the downstairs cloakroom, a useful study/snug and the kitchen breakfast room. The light and airy kitchen at the end of hall benefits from a central island breakfast bar and a wealth of modern units. An opening from the kitchen leads into the dining room with feature fireplace (containing a wood burning stove). Completing downstairs is the separate living room featuring bi-fold doors which open out onto the garden, a wood burning stove and oak flooring.

To the first floor, the landing connects four well balanced bedrooms, some with built-in wardrobes and the modern three piece family bathroom, featuring a free standing roll top bath. Bedroom one has an en-suite shower room and French doors which lead on to a balcony, which overlooks the garden and open field views.

Outside to the front of the property has a graveled driveway with ample off-road parking for at least four vehicles and an inset footpath to the front of the property. Gated access to the side of the property leads to the landscaped rear garden featuring a tiered lawn with mature borders, two patio seating areas, and pergola and herbaceous plants. There is also a versatile garden room, which offers the flexibility for various uses, it is currently being used as a home gym.



Entrance Hall

12'2 x 7'5 (3.71m x 2.26m)

Cloakroom

4'4 x 3'8 (1.32m x 1.12m)

Snug

11'9 x 7'9 (3.58m x 2.36m)

Dining Room

11'9 x 10'11 (3.58m x 3.33m)

Kitchen

12'2 x 11 (3.71m x 3.35m)

Living Room

12'11 x 15'6 narrowing to 11'3 (3.94m x 4.72m
narrowing to 3.43m)

Landing

10'6 x 3'6 (3.20m x 1.07m)

Bedroom One

15'9 narrowing to 11'2 x 12'2 (4.80m narrowing
to 3.40m x 3.71m)

En-Suite

6 x 3'10 (1.83m x 1.17m)

Bedroom Two

11'9 x 9 (3.58m x 2.74m)

Bedroom Three

11'1 x 9 (3.38m x 2.74m)

Bedroom Four

9'5 x 8'5 (2.87m x 2.57m)

Bathroom

6'6 x 5'9 (1.98m x 1.75m)

Garden Room

15'10 x 13'7 (4.83m x 4.14m)

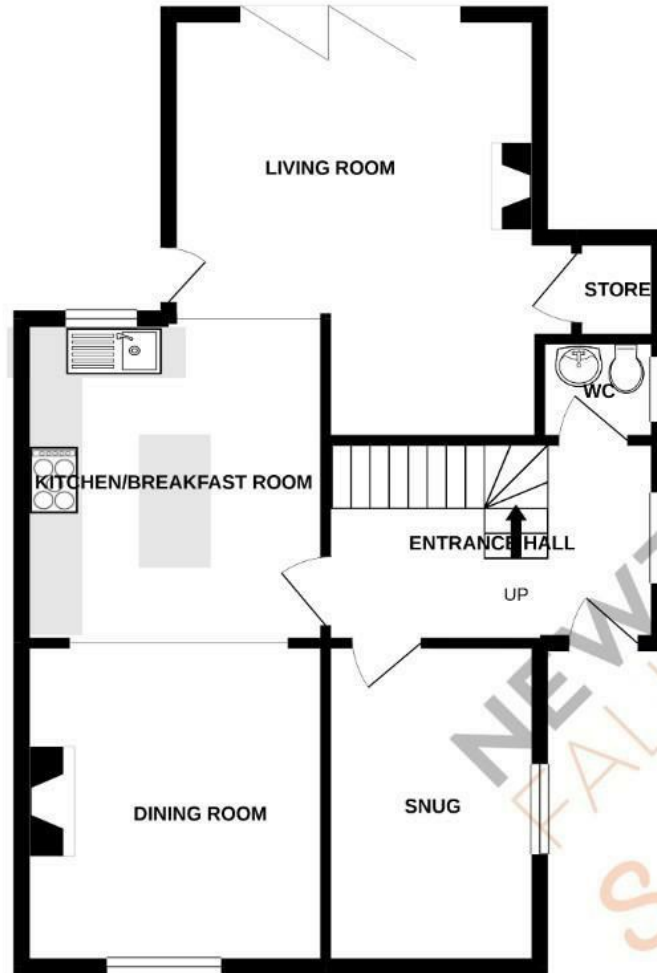


- Substantial extended semidetached
- Renovated to a high standard
- Open plan kitchen breakfast room
- Three spacious reception rooms
- Living room with bifolding doors
- Two bathrooms and downstairs cloakroom
- Ample off road parking
- Generous rear garden
- Versatile garden room currently being used as a Gym
- EPC rating - D

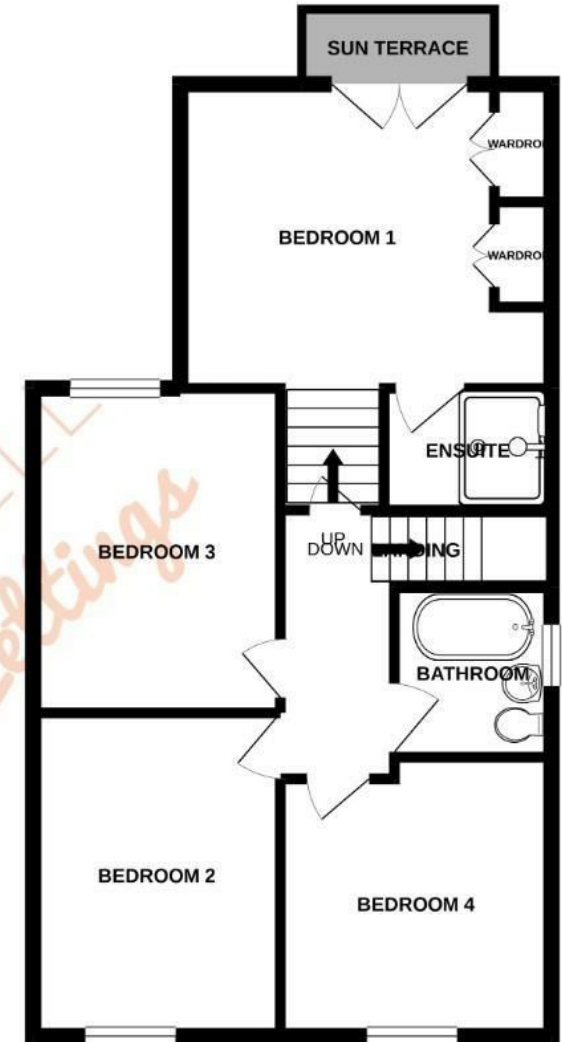


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	63
(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	

GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



AGENTS NOTE – DRAFT PARTICULARS:

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TOTAL FLOOR AREA : 1241 sq.ft. (115.3 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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