

Coppice Road, PE9 4HY
Ryhall
Stamford
Lincolnshire
£272,950

Hurfords



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- 3 Bedroom Semi-Detached Home
- Popular Village of Ryhall close to Stamford
- Off Road Parking for 2 Cars
- Outbuildings
- Garden Room
- South Facing Rear Garden
- Solar Panels to the Rear of the Property

53 Coppice Road
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This well presented 3 bedroom home is in the popular village of Ryhall which offers a great community as well as a fantastic school. Recently redecorated, it offers a great space for families and a short drive or even a walk from Stamford. Entering through the front door you are met with an entrance hall ideal for hanging coats and shoes with stairs that lead to the first floor. Moving forward you enter the living room with wood burning stove for those cooler evenings. This is a great sized room and has the benefit of a Garden room through double sliding doors to the rear of the property. This room has had a modern solid roof added with insulation meaning it can be used all year round with bags of light from the windows as well as both sliding doors to the garden and a full door to the paved area to the side. To the right is a large full length kitchen/dining space with a good range of base and wall units and a newly tiled splash back with integrated oven and induction hob. Included will be an integrated fridge but there is additional space for a large fridge freezer and dishwasher with views over the front of the property from a large window. This kitchen has plenty of space for a dining table and again has double doors on to the garden room. From the kitchen is a door to a lean to with access to external storage space, utility and outside W/C ideal for the keen gardener or families with children and bikes. Moving upstairs bedroom 1 is a great sized double bedroom with views over the garden and the added feature of built in wardrobes to maximise space. Bed 2 again a great sized family room, benefits from the south facing window to make this a light and airy room. Bed 3 although a single is still a brilliant children's room and has the benefit from fitted storage. All these rooms have the use of a good size family bathroom with bath, pedestal basin and W/C.

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Externally to the front is a low maintenance garden and has the benefit of a block paved area for off road parking. To the rear is a mature garden with the south facing element meaning it catches the sun all day with plenty of lawn for children and pets as well as mature trees and shrubs.

This is a fabulous family home in a popular street and viewing is essential.



Coppice Road Ryhall, Stamford, Lincolnshire
 Approximate Gross Internal Area
 Main House = 95 Sq M/1023 Sq Ft
 Outbuilding = 10 Sq M/108 Sq Ft
 Total = 105 Sq M/1131 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Rooms/Measurements

- Living Room 11'7" x 10'1"
- Kitchen/Diner 8'11" x 19'11"
- Garden Room 9'0" x 18'1"
- Store 5'10" x 10'2"
- Utility 2'10" x 5'7"
- Principal Bedroom 10'10" x 12'7"
- Bedroom Two 9'10" x 13'7"
- Bedroom Three 7'4" x 12'1"

TENURE: FREEHOLD



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