



71 Ryhall Road, Stamford, PE9 1UJ

 **NEWTON FALLOWELL**



Key Features

- Two bedroom character property
- Two reception rooms
- Renovated to a high standard
- Modern kitchen
- Two well balanced bedrooms
- Three piece bathroom
- Landscaped garden with office
- Driveway providing off road parking
- EPC Rating D
- Freehold

£304,950





Well presented and renovated to a high level is this two bedroom character property situated on a popular road in Stamford, close to local amenities and easy access routes. The property boasts tasteful decoration throughout and a lovely office in the garden.

The property is arranged over two floors, entering the light & airy living room with a bay window and feature fireplace. Continuing through the property you enter the separate dining room with storage under the stairs and a log burner. Completing downstairs is the modern kitchen with a wealth of units. To the first floor, the landing connects two well balanced bedrooms both with built in wardrobes and a three piece modern bathroom.

Outside to the front is a driveway offering off road parking for at least one vehicle. A passageway to the side of the property leads to gated access into the rear garden. The rear garden has been landscaped with a patio seating area, a lawn and gravel footpath leading to the office at the rear of the garden which has power and an internet connection, there is also a separate storage area behind it.

Living room 3.96m x 3.33m (13'0" x 10'11")

Hallway 3.10m x 2.10m (10'2" x 6'11")

Dining room 3.96m x 3.33m (13'0" x 10'11")

Kitchen 4.14m x 2.08m (13'7" x 6'10")

Landing 2.77m x 1.78m (9'1" x 5'10")

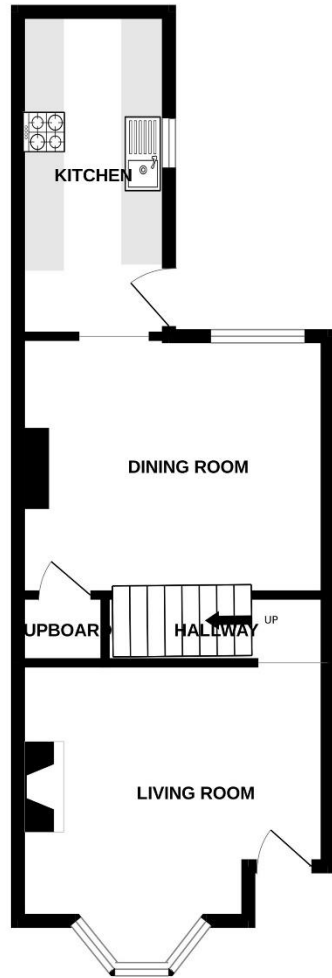
Bedroom one 3.96m x 3.30m (13'0" x 10'10")

Bedroom two 3.30m x 2.18m (10'10" x 7'2")

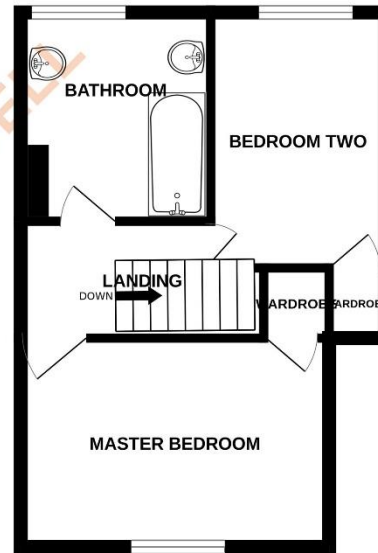
Bathroom 2.67m x 2.44m (8'10" x 8'0")



GROUND FLOOR
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 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 is given as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

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 £300 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 £200 if you use their services.

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