



3 Ryhall Road, Stamford, PE9 1UB

 **NEWTON FALLOWELL**

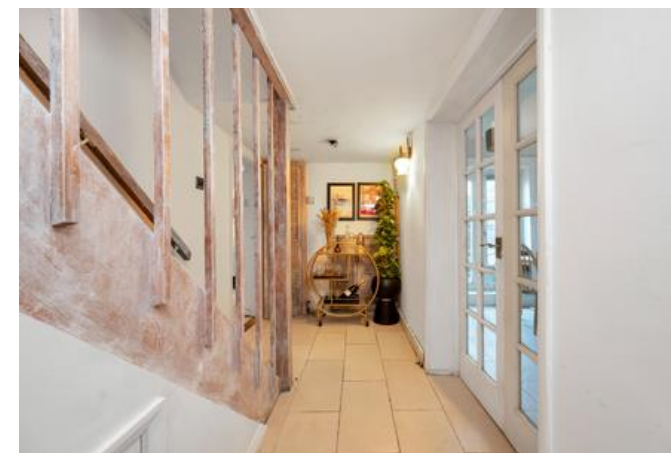


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## Key Features

- Stone cottage
- Two well balanced double bedrooms
- Spacious living room
- Versatile family room
- Modern kitchen with an array of units
- Modern three piece shower room
- Generous rear garden
- Ideal position within walking distance to town centre

**£300,000**





Charming two bedroom mid terrace stone cottage situated only a short walk away from Stamford's town centre. This lovely property benefits from a modern kitchen, modern three piece shower room, two spacious reception rooms, two double bedrooms and a generous rear garden.

The property is arranged over two floors, entering via the large light and airy living room with feature fireplace and ample living space. An inner hallway to the rear connects the versatile family/dining room and the newly fitted modern kitchen with an array of units and integrated appliances. To the first floor, the landing connects two well-proportioned double bedrooms and the family three piece modern shower room.



Outside to the front an inset footpath leads to the front door accompanied by mature borders. The rear garden features a patio seating area and lawn with an array of mature trees and shrubbery borders. To the end of the garden is a handy shed and a further garden space.





Living room 6.35m x 3.58m (20'10" x 11'8")

Hallway 5.18m x 1.70m (17'0" x 5'7")

Snug 5.18m x 2.34m (17'0" x 7'8")

Kitchen breakfast room 4.45m x 2.46m (14'7" x 8'1")



Landing 5.31m x 1.80m (17'5" x 5'11")

Bedroom one 3.63m x 3.61m (11'11" x 11'10")

Bedroom two 2.77m x 2.69m (9'1" x 8'10")

Bathroom 2.84m x 1.73m (9'4" x 5'8")

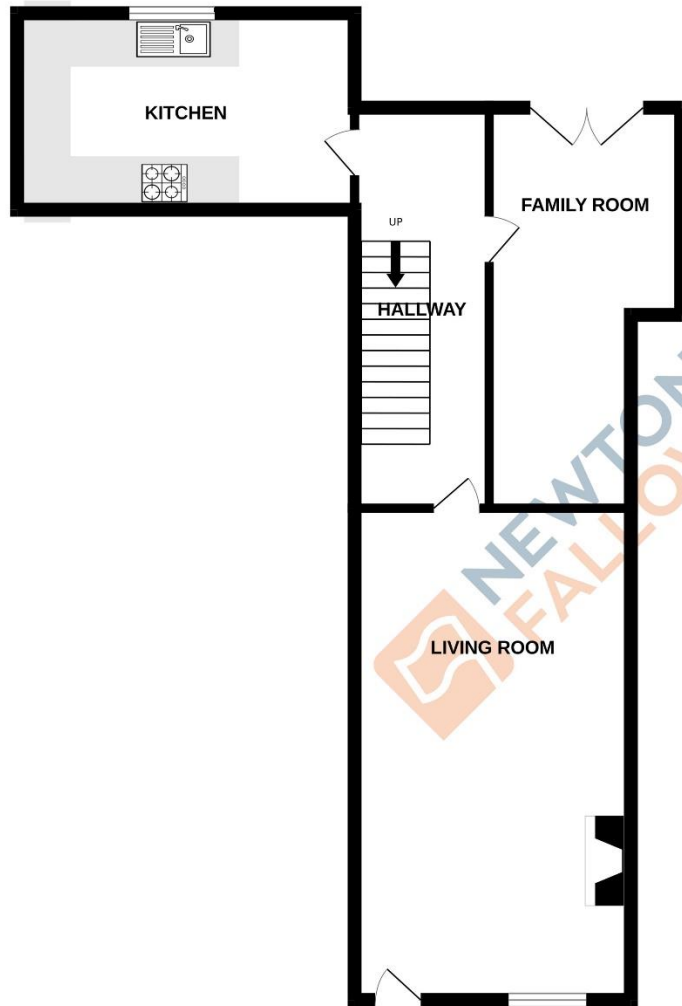




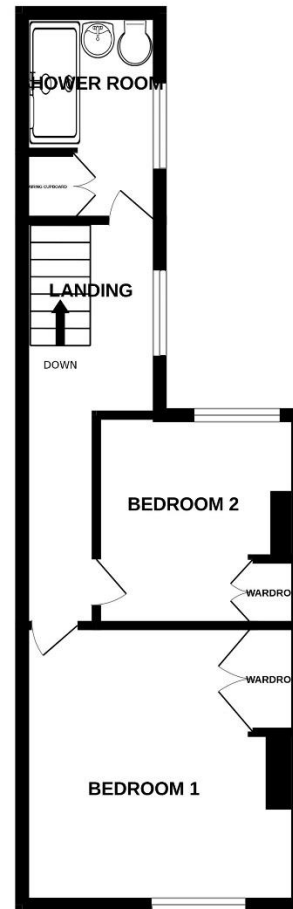




GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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**COUNCIL TAX INFORMATION:**

Local Authority:  
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.