



St Tibba House The Square, Ryhall, Stamford, PE9 4HJ

 **NEWTON FALLOWELL**

5 2 3

Key Features

- Sold via 'Secure Sale'
- Immediate 'exchange of contracts' available
- Popular Rutland Village
- Central Village Location
- Modernisation Required
- Five Bedrooms & Two Bathrooms
- Lounge/Diner, Large Kitchen & Conservatory
- Enclosed Garden, Driveway & Garage
- EPC Rating D
- Freehold

Offers in excess of £380,000





Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £380,000.

Set in the heart of this desirable Rutland Village to the Northern edge of Stamford is this opportunity to purchase a period home requiring modernisation. The property is arranged over three floors boasting over 2500 sq.ft. of accommodation which in brief comprises; entrance hall, a generous open plan lounge & dining area, a large kitchen with inglenook fireplace, a conservatory, three bedrooms and a bathroom to the first floor and two further bedrooms to the second floor. There is an enclosed terraced garden, a single garage and driveway parking.

On entering via the side door, leads into the hallway with the stairs to the first floor and doors to the living/dining room, the kitchen, and a useful ground floor WC. The living/dining room is set over two levels with the initial approach into the dining area with steps to one side leading to the living area with a centralised fireplace. The kitchen has been fitted with a range of units and offers a large area for dining/entertaining hosting an inglenook fireplace. From here leads to the conservatory which leads out to the rear garden. To the first floor there are three double bedrooms including the main bedroom with an en-suite bathroom and a partially refitted bathroom. To the second floor there is a large landing area ideal for a home office space which leads to two further double bedrooms.

Outside the property there is a private low maintenance terraced garden with raised planted beds to one side. A pedestrian door leads into the single garage with up and over door and leads on to the driveway where there is parking for 1-2 vehicles.



Entrance hall 2.22m x 1.69m (7'4" x 5'6")

WC 1.84m x 1.75m (6'0" x 5'8")

Dining room 5.23m x 4.76m (17'2" x 15'7")

Living room 5.58m x 4.21m (18'4" x 13'10")

Kitchen diner 6.29m x 4.03m (20'7" x 13'2")

Conservatory 3.43m x 2.76m (11'4" x 9'1")

Initial landing 2.86m x 1.72m (9'5" x 5'7")

Further landing 3.93m x 1.35m (12'11" x 4'5")

Bedroom 5.44m x 4.27m (17'10" x 14'0")

Ensuite 3.72m x 1.61m (12'2" x 5'4")

Bedroom 4.39m x 3.83m (14'5" x 12'7")

Sitting area 1.50m x 1.54m (4'11" x 5'1")

Bedroom / Sitting room 4.13m x 3.72m (13'6" x 12'2")

Bathroom 2.72m x 1.81m (8'11" x 5'11")

Second floor landing 3.31m x 3.09m (10'11" x 10'1")

Bedroom / Playroom 5.19m x 3.23m (17'0" x 10'7")

Inner landing 2.91m x 1.12m (9'6" x 3'8")

Bedroom 6.54m x 2.60m (21'6" x 8'6")

Garage 4.93m x 2.46m (16'2" x 8'1")

Pattinson Auction are working in Partnership with Newton Fallowell on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the sole selling agents Newton Fallowell or The Auctioneer. Bids can be made via Newton Fallowell or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both Newton Fallowell and The Auctioneer in order that all matters can be dealt with effectively.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure is carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

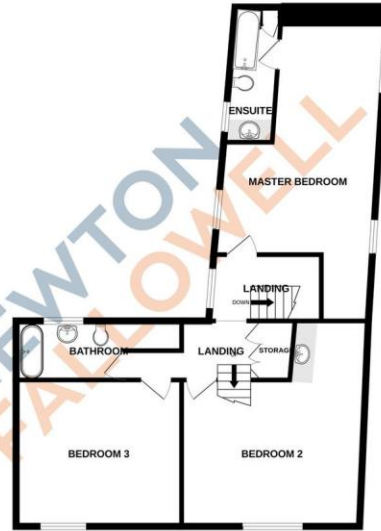
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both Newton Fallowell and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

GROUND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.



1ST FLOOR
831 sq.ft. (77.2 sq.m.) approx.



2ND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 2381 sq.ft. (221.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: F

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.