



6 Manor Close, Ryhall, Stamford, PE9 4JB

 **NEWTON FALLOWELL**



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## Key Features

- Generous Detached Family Home
- Modernisation Required
- Scope to extend further (STNPP)
- Four Reception Rooms
- Four Bedrooms & Two Bathrooms
- Family Sized Garden
- Driveway & Oversized Garage
- No Onward Chain
- EPC Rating - D
- Freehold

Guide price £500,000 - £525,000







An extended mature detached home set in this popular village boasting an abundance of space and scope for further expansion. The home offers four reception rooms, four bedrooms, two bathrooms, an enclosed and private garden, driveway parking for several vehicles and a single garage.

On entering the home, you'll be greeted by the hallway with a useful combined ground floor WC and utility. From here leads to the additional 'snooker room' and the separate dining room. The snooker room (with full sized snooker table included on request) was formerly an integral double garage having been converted to create a fantastic entertaining snooker lounge complete with bar area. This room offers a multitude of uses and could even create a separate annex to the home. The dining room offers ample space for a 6 seater table and chairs with patio doors to the conservatory, a door to the living room and the kitchen. The conservatory is set to a brick based with double glazed windows to three sides and inset doors leading out to the garden. The kitchen offers a range of fitted units and integrated appliances which could be opened through to the dining area (STBR) creating an open planning living kitchen diner. The lounge offers bespoke arched doors from the dining room in a spacious, yet snug sitting area. To one side the stairs rise to the first-floor accommodation and there is a centralised fireplace. To the first floor you will find four double bedrooms, a family bathroom and the main bedroom with a walk-in wardrobe and ensuite shower room.

Outside the property there is a generous plot which is initially approached by a driveway providing parking for several vehicles leading to an oversized single integral garage with electric door. There is gated access to either side of the property leading to the rear garden which has been mainly laid to lawn with inset shrubs and trees for privacy, a patio seating area, useful timber shed and a greenhouse.

Entrance hall 2.60m x 1.65m (8'6" x 5'5")

WC 1.99m x 1.65m (6'6" x 5'5")

Snooker room 6.89m x 5.87m (22'7" x 19'4")

Dining room 3.69m x 3.00m (12'1" x 9'10")

Conservatory 3.39m x 3.19m (11'1" x 10'6")

Kitchen 3.71m x 3.16m (12'2" x 10'5")

Utility room 6.46m x 3.77m (21'2" x 12'5")

Landing 5.12m x 0.94m (16'10" x 3'1")

Bedroom three 3.21m x 3.08m (10'6" x 10'1")

Bedroom two 4.15m x 2.67m (13'7" x 8'10")

Bedroom four 2.77m x 2.65m (9'1" x 8'8")

Bedroom one 5.87m x 3.72m (19'4" x 12'2")

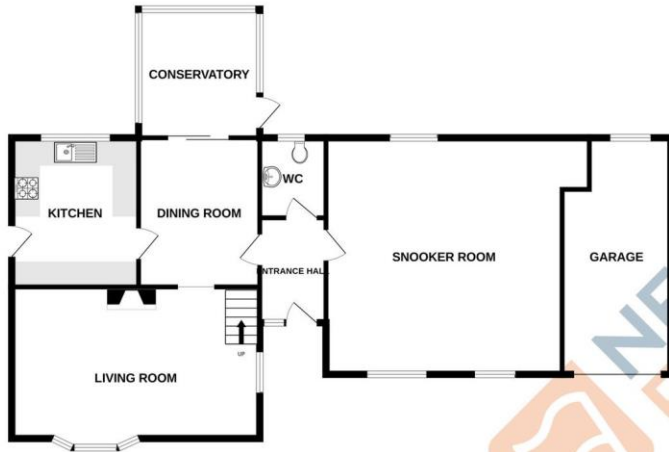
Ensuite 2.71m x 2.39m (8'11" x 7'10")

Walk in wardrobe 1.55m x 1.15m (5'1" x 3'10")

Bathroom 2.02m x 1.94m (6'7" x 6'5")

**Agent note:** Further photos will follow once the property has been cleared.

GROUND FLOOR  
1216 sq.ft. (113.0 sq.m.) approx.



1ST FLOOR  
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 1971 sq.ft. (183.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	81	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: E

**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.