



9 Highlands, Ryhall, Stamford, PE9 4HN

 **NEWTON FALLOWELL**

3 1 1

Key Features

- ***NO ONWARD CHAIN***
- Village location
- 3 bedroom semi-detached
- 2 doubles bedrooms with built in storage
- Spacious lounge diner
- Private rear garden & patio area
- Driveway & single garage
- EPC Rating C
- Freehold

£270,000





NO ONWARD CHAIN

Newton Fallowell present this 3-bedroom semi detached property located in the village of Ryhall. Close to local amenities, shops and the village hall, this property is ready to be turned into a family home once again and would suit a buyer looking for village life with the convenience of only a 9 minute drive to Stamford Town centre.



Upon entering the property you are greeted with the separate porch area, entrance hallway with under stair storage, spacious lounge diner with fireplace feature and sliding doors proceeding into the garden, kitchen with white goods such as dishwasher and washing machine with side access to driveway and additional pantry storage completes the downstairs.

Upstairs you have the 3-piece family bathroom with toilet, sink and shower over the bath, 2 double bedrooms with built in wardrobes and single bedroom with storage cupboard over-stairs and airing cupboard completes the upstairs.



Outside you have the front garden set back from the road with a mixture of gravel and mature shrubs and flowers with a wisteria climbing over the entrance, private rear garden with gated access, laid to lawn with a single garage/workshop and driveway.

Porch 1.78m x 0.52m (5'10" x 1'8")

Hallway 2.86m x 1.80m (9'5" x 5'11")

Lounge/Diner 3.54m x 7.57m (11'7" x 24'10")

Kitchen 2.45m x 4.25m (8'0" x 13'11")

Landing 2.92m x 1.90m (9'7" x 6'2")

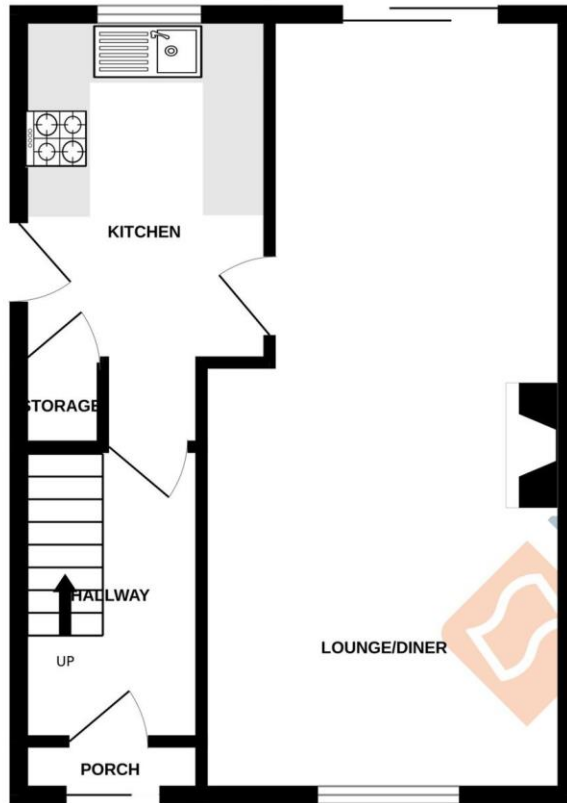
Bedroom one 2.99m x 3.03m (9'10" x 9'11")

Bedroom two 3.67m x 3.03m (12'0" x 9'11")

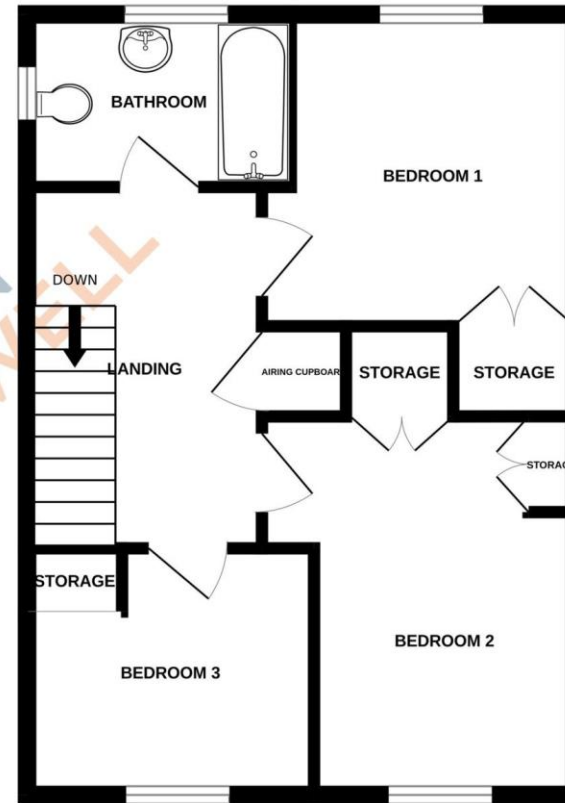
Bedroom three 2.39m x 2.78m (7'10" x 9'1")

Bathroom 2.33m x 1.67m (7'7" x 5'6")

GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: C

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.