



58 Coppice Road, Ryhall, Stamford, PE9 4HY

 **NEWTON FALLOWELL**

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Key Features

- 3-bedroom semi-detached property in a sought-after village location
- Kitchen with a practical pantry cupboard for ample storage
- Living room featuring a fireplace and dual sliding rear doors leading to the garden
- Two generous double bedrooms and a cozy single bedroom with built-in storage
- Family bathroom equipped with a bath and shower over
- Driveway large enough for two vehicles.
- Long rear garden with a large tree and mature shrubs
- Great potential for renovation and personalization
- EPC Rating D

£225,000





SOLD AS SEEN

Welcome to this charming 3-bedroom semi-detached property, nestled in a delightful village location just a short drive from Stamford. This home is in need of some refurbishment but offers incredible potential for those looking to create their dream space.

As you enter you find the inviting living room features a beautiful fireplace and dual sliding rear doors that flood the space with natural light and open up to the expansive garden, perfect for entertaining guests. You'll also find a spacious kitchen that leads to a practical pantry cupboard, providing ample storage.

Upstairs, you will discover two double bedrooms along with a cozy single bedroom that boasts built-in storage. The family bathroom completes the upper floor, equipped with both a bath and a shower over. Furthermore, the handy airing cupboard adds to the convenience of the layout.

Outside, the property benefits from a driveway that can accommodate two vehicles and a long rear garden rich in character, featuring a large tree and mature shrubs and bushes that, with a bit of TLC, could transform into a beautiful outdoor space.

This home presents a wonderful opportunity for buyers looking to stamp their own style and make it their own. Don't miss the chance to invest in a property full of potential in this sought-after village - arrange a viewing today and imagine the possibilities!

Entrance Hall 1.8m x 1.18m (5'11" x 3'11")

Living room 3.54m x 5.11m (11'7" x 16'10")

Kitchen 2.72m x 6.08m (8'11" x 19'11")

Side hall 5.73m x 1.01m (18'10" x 3'4")

Shed one 3.06m x 1.79m (10'0" x 5'11")

Shed two 1.68m x 0.81m (5'6" x 2'8")

WC 1.79m x 0.78m (5'11" x 2'7")

Landing 0.82m x 2.25m (2'8" x 7'5")

Bedroom one 4.08m x 3.07m (13'5" x 10'1")

Bedroom two 3.3m x 3.79m (10'10" x 12'5")

Bedroom three 2.21m x 3.7m (7'4" x 12'1")

Bathroom 1.72m x 1.92m (5'7" x 6'4")

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County 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.

GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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