



18 Lea View, Ryhall, Stamford, PE9 4HZ

 **NEWTON FALLOWELL**

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## Key Features

- \*\*\*Guide Price - £475,000 - £495,000\*\*\*
- Sought after village location
- 3 double bedrooms and 1 single bedroom
- Family shower room and separate downstairs WC
- Separate kitchen and dining rooms
- Study/Work from home office space
- Garage and driveway parking for multiple vehicles
- Private rear garden with scope to landscape
- EPC Rating D
- Freehold

Guide price £475,000





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Welcome to market a fantastic family home nestled in the charming village of Ryhall, this property is surrounded by a friendly community and is conveniently close to local amenities, reputable schools, and lush parks. It provides a wonderful blank canvas for those looking to modernize and make it their own, offering fantastic potential for customization and improvement. With three generous double bedrooms and a single bedroom, this home is perfect for growing families who seek both space and comfort in a village location.

Upon entering, you'll be greeted by an inviting entrance hallway that flows seamlessly into the living spaces. The living room is bathed in natural light, from the window overlooking the front aspect and also features a fireplace as the centre piece of the room. Adjacent, is the separate dining room providing an ideal setting for entertaining, while the kitchen, though in need of some modern touches, is functional and offers ample base top units and space for white goods to be plumbed in. For those who work from home, the dedicated study area is a thoughtful addition, providing a peaceful retreat to the rear of the property for ideal productivity.

Upstairs you have three double bedrooms including built in wardrobe storage in the Master bedroom and a single bedroom which can equally be used as a work from home office or study as an alternative or addition to the downstairs study. Completing the upstairs is the family shower room equipped with hand basin, toilet and shower cubicle neutrally decorated and tiled throughout.

The property's exterior is equally appealing, featuring a spacious front driveway that accommodates multiple vehicles, a single garage parallel to the dining room, while the rear garden is a fantastic outdoor space, with ample room to landscape or develop further.

Don't miss this opportunity to transform this sizable family home into your perfect haven. Arrange a viewing today and explore the potential that this home has to offer!

Entrance hall 1.82m x 4.55m (6'0" x 14'11")

Dining room 2.38m x 5.04m (7'10" x 16'6")

WC 0.91m x 2.42m (3'0" x 7'11")

Kitchen 4.31m x 2.87m (14'1" x 9'5")

Living room 3.81m x 4.79m (12'6" x 15'8")

Study 3.81m x 2.65m (12'6" x 8'8")

Landing 4.62m x 1.78m (15'2" x 5'10")

Bedroom one 3.84m x 3.76m (12'7" x 12'4")

Bedroom two 3.76m x 2.66m (12'4" x 8'8")

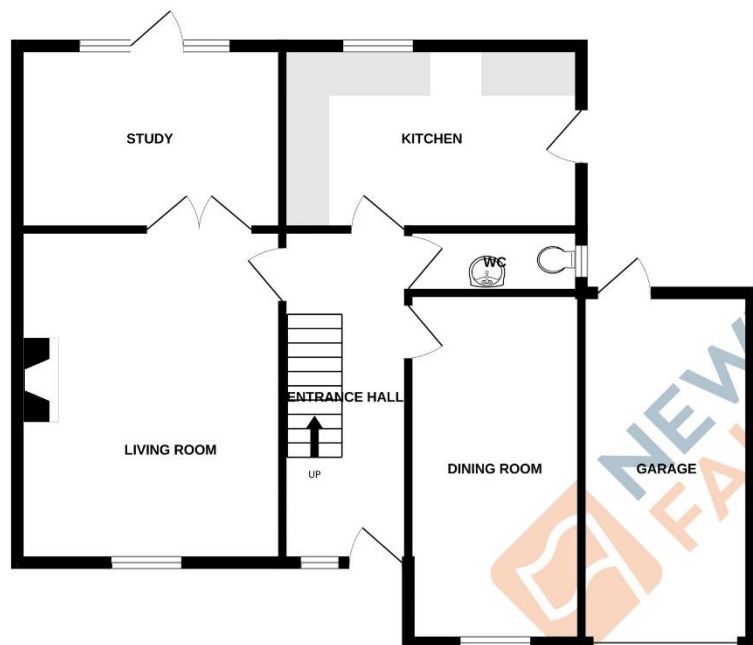
Bedroom three 2.4m x 2.68m (7'11" x 8'10")

Bedroom four 3.86m x 3.72m (12'8" x 12'2")

Bathroom 2.17m x 1.61m (7'1" x 5'4")

Garage 2.45m x 5.13m (8'0" x 16'10")

GROUND FLOOR  
807 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR  
650 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1456 sq.ft. (135.3 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		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

#### 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.