



8 Ryhall Road, Stamford, PE9 1UF

 **NEWTON FALLOWELL**

2 1 2

Key Features

- Central Stamford location
- Victorian Character property
- Two double bedrooms
- Family shower room and downstairs WC
- New flooring throughout the downstairs
- Recently renovated kitchen
- Seperate kitchen, dining and living rooms with period features
- Private landscaped garden
- EPC Rating D
- Freehold

£300,000 OIEO





*** CENTRAL LOCATION WITH CHARACTER***

Newton Fallowell bring to market this stunning two bedroom Victorian property located in the centre of Stamford. The property retains key period features while bringing in great quality of life features updated and adapted for day-to-day living. The property briefly comprises of the entrance hall, two reception rooms currently occupied as living and dining rooms, updated kitchen and WC to the rear on the ground floor. Upstairs features two double bedrooms, and a modern shower room.

Upon entering you are greeted with the entrance hall leading to the first reception room currently occupied as a living room with a period fireplace feature and compete with bespoke fitted blinds. Continuing on you have the second reception room currently occupied as a dining room with newly fitted hardwood flooring and refurbished period doors, neutral and modern kitchen with ample cupboard space and integrated oven, hob, fridge freezer and washing machine. To complete the downstairs you have the WC with toilet and hand basin all for added convenience. Upstairs you have two double bedrooms with the original fireplace features, fitted blinds and carpeted throughout along with a modern family shower room complete with walk-in shower, toilet and hand basin.

Outside you have a private rear garden, landscaped with private patio area and laid to lawn with mature flower borders and single storage shed towards to rear of the garden.

Don't miss out on this unique opportunity to make this piece of Stamford history your home!

Entrance hall 0.82m x 4.15m (2'8" x 13'7")

Living room 3.68m x 3.05m (12'1" x 10'0")

Dining room 4m x 3.05m (13'1" x 10'0")

Kitchen 5.18m x 2.13m (17'0" x 7'0")

WC 1.64m x 1.02m (5'5" x 3'4")

Landing 1.63m x 4.2m (5'4" x 13'10")

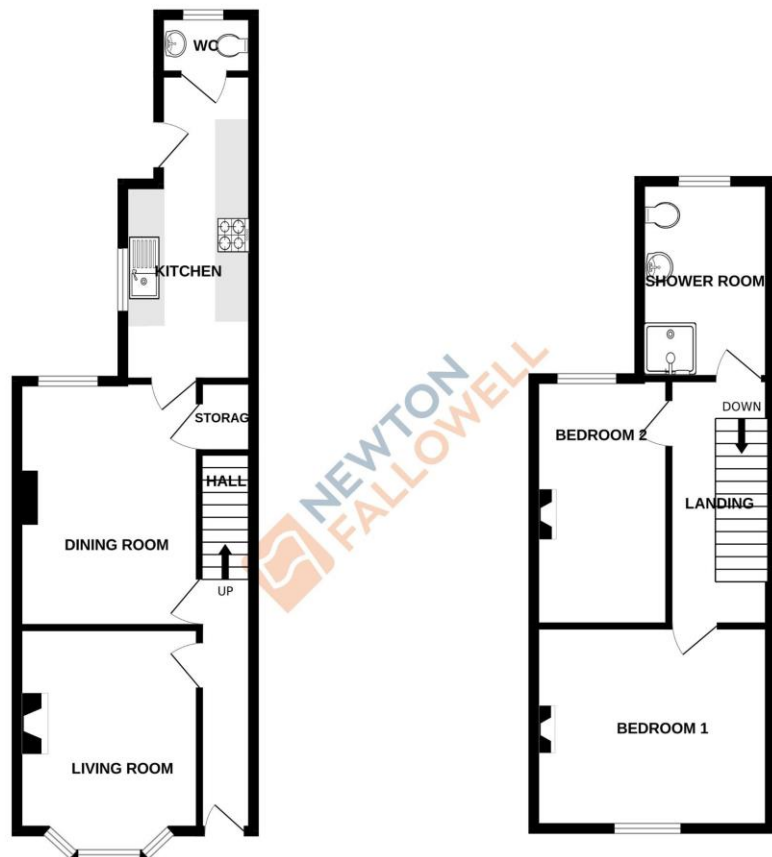
Bedroom one 3.96m x 3.05m (13'0" x 10'0")

Bedroom two 4m x 2.16m (13'1" x 7'1")

Shower room 3.07m x 2.2m (10'1" x 7'2")

GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 856 sq.ft. (79.5 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		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District 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.