



38 St. Tibba Way, Ryhall, Stamford, PE9 4EN

 **NEWTON FALLOWELL**



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## Key Features

- \*\*\*Sought after village location\*\*\*
- 2-bedroom semi-detached home
- Recently refurbished and immaculately presented
- Two double bedrooms both with built-in wardrobe storage
- Spacious living room with large window and great front aspect
- Open-plan kitchen with separate utility and dining areas
- Downstairs cloakroom
- Driveway parking
- EPC Rating D
- Freehold

£280,000





\*\*\*Sought after village location\*\*\*

Newton Fallowell proudly bring to market this immaculately presented 2 bedroom semi-detached property located within the ever-popular village of Ryhall. The property briefly comprises of an entrance porch, living room, kitchen, open plan dining room, utility and WC with two double bedrooms and family bathroom upstairs.

Upon entering you are immediately greeted with a convenient and handy porch leading into the living room. This is well-presented with fitted shutters and a great view of the front aspect. Continuing through to the kitchen, it is bright and airy with ample cupboard space, marble effect worktops and a integrated dishwasher. Following on you have a utility with a space for a washing machine and fridge freezer. Completing the downstairs is the dining room following on from the kitchen with views of the landscaped garden and access to it via uPVC patio doors.

Upstairs you have the landing leading to two double bedrooms both with built in wardrobe storage. Bedroom one offers a view over the countryside, while the bedroom two overlooks the recently landscaped garden. Completing upstairs there is a three-piece bathroom complete with toilet, hand basin and bath with Hansgrohe shower unit and heated towel rail.

Outside, the property offers off-road parking and beautifully landscaped front and rear gardens, including a large shed fitted with lighting and power, perfect as storage or even a work-from-home studio.

Don't miss out on the opportunity to make this property your own and arrange a viewing with us today!

Porch 1.5m x 1.58m (4'11" x 5'2")

Living room 4.28m x 4.18m (14'0" x 13'8")

Kitchen 4.26m x 2.5m (14'0" x 8'2")

Sun room 2.44m x 2.1m (8'0" x 6'11")

Utility 1.6m x 1.6m (5'2" x 5'2")

WC 1m x 1.6m (3'4" x 5'2")

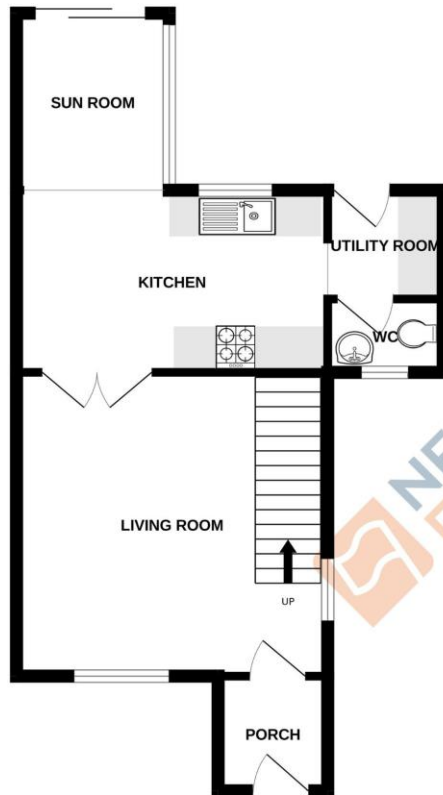
Landing 1.8m x 1.5m (5'11" x 4'11")

Bedroom one 3.25m x 3.4m (10'8" x 11'2")

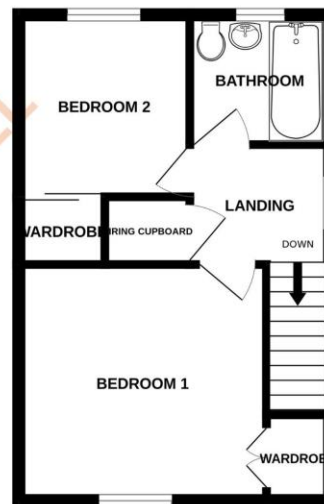
Bedroom two 2.35m x 2.87m (7'8" x 9'5")

Bathroom 1.78m x 1.97m (5'10" x 6'6")

GROUND FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.5 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	61 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.