



St Tibba Way, Ryhall

 **NEWTON FALLOWELL**



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## Key Features

- Lovely Three Bedroom Family Home
- Generous Downstairs Living Accommodation
- Private Sade Cul De Sac Location
- Ample Off Road Parking and Converted Garage
- No Onward Chain
- Highly Sought After Location with an Excellent Primary School
- Council Tax Band - B
- EPC Rating D
- Freehold

£275,000







\*No Onward Chain\* Newton Fallowell are delighted to offer to the market this well-presented three bedroom semi-detached property, situated in the heart of a sought after village. The home offers well-proportioned accommodation throughout and is ideal for families, first-time buyers or those looking to upsize.

Upon entry, you're welcomed by a bright and inviting hallway with access to the principal living spaces. The living room enjoys a pleasant front aspect with ample natural light, while the adjoining kitchen offers a practical layout with generous worktop and cupboard space. A separate dining area overlooks the rear garden, creating a flexible space for everyday living or entertaining.

Upstairs, the property comprises three good-sized bedrooms and a modern family bathroom fitted with a white three-piece suite. The home is in good overall condition, ready to move into, while also offering scope for personalisation.

Externally, the property benefits from ample off road parking, and a large front lawn offering potential to add further parking. To the rear, there is a large converted garage offering an excellent home office space or even the potential to convert into an annex (STP) The rear of the garden is very private, mainly laid to lawn with separate seating areas and mature borders.







Porch 0.92m x 1.45m (3'0" x 4'10")

Lounge 3.33m x 4.11m (10'11" x 13'6")

Dining Room 2.36m x 3.76m (7'8" x 12'4")

Kitchen 3.53m x 1.78m (11'7" x 5'10")

Garden Room 1.72m x 2.68m (5'7" x 8'10")

Bedroom One 2.55m x 4.28m (8'5" x 14'0")

Bedroom Two 2.97m x 2.58m (9'8" x 8'6")

Bedroom Three 1.62m x 2.97m (5'4" x 9'8")

Bathroom 2.07m x 1.67m (6'10" x 5'6")

Garage Conversion 2.6m x 5.57m (8'6" x 18'4")

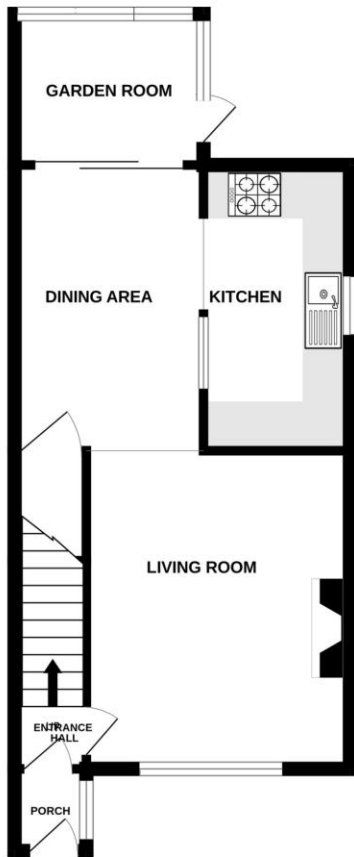








GROUND FLOOR  
397 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



GARAGE CONVERSION  
157 sq.ft. (14.6 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 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		104 A
81-91	B		
69-80	C		
55-68	D	60 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.