



St Johns Close, Ryhall

 **NEWTON FALLOWELL**



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## Key Features

- Extended Two Bedroom Detached Bungalow
- Positioned on a Large Corner Plot
- Quiet Cul De Sac Location
- Highly Sought After Village
- Ample Off Road Parking and Single Garage
- Walking Distance to Shops, Pubs and Great Transport Links
- Council Tax Band - C
- EPC Rating - TBC
- Freehold

£375,000







Newton Fallowell are delighted to offer this immaculately presented, extended two-bedroom bungalow, situated in the highly desirable village of Ryhall, just outside the historic market town of Stamford. Occupying a generous corner plot, the property provides spacious living accommodation, ample off-road parking and a single garage.

Upon entering the property, a welcoming and surprisingly spacious entrance hall provides access to the main reception areas. The bright and airy living room features a large front-facing window that floods the space with natural light, complemented by an attractive feature fireplace. Further through the home is a well-equipped kitchen offering ample storage and a range of integrated appliances.

The standout feature of this bungalow is the rear extension, a highly versatile space currently arranged as a dining/garden room. With a solid, insulated warm roof, this room can be enjoyed comfortably all year round and offers lovely views over the garden.

The accommodation is completed by two generous double bedrooms, both benefiting from fitted wardrobes, and a recently installed walk-in shower room finished to a modern standard.



Externally, the front of the property provides ample off-road parking via a block-paved driveway, leading to a single integral garage and a neatly lawned front garden. The rear garden is thoughtfully divided into two sections. One side has been designed as an "allotment" area with raised beds, a greenhouse and a brick-built store with power. The other side enjoys a large lawned corner plot with a patio seating area, ideal for outdoor entertaining.





Entrance Hall 1.68m x 4.88m (5'6" x 16'0")

Lounge 4.91m x 3.91m (16'1" x 12'10")

Kitchen 3.03m x 4.39m (9'11" x 14'5")

Dining/Garden Room 4.03m x 5.8m (13'2" x 19'0")

Bedroom One 3.71m x 3.83m (12'2" x 12'7")

Bedroom Two 3.54m x 3.83m (11'7" x 12'7")

Shower Room 2.45m x 1.79m (8'0" x 5'11")

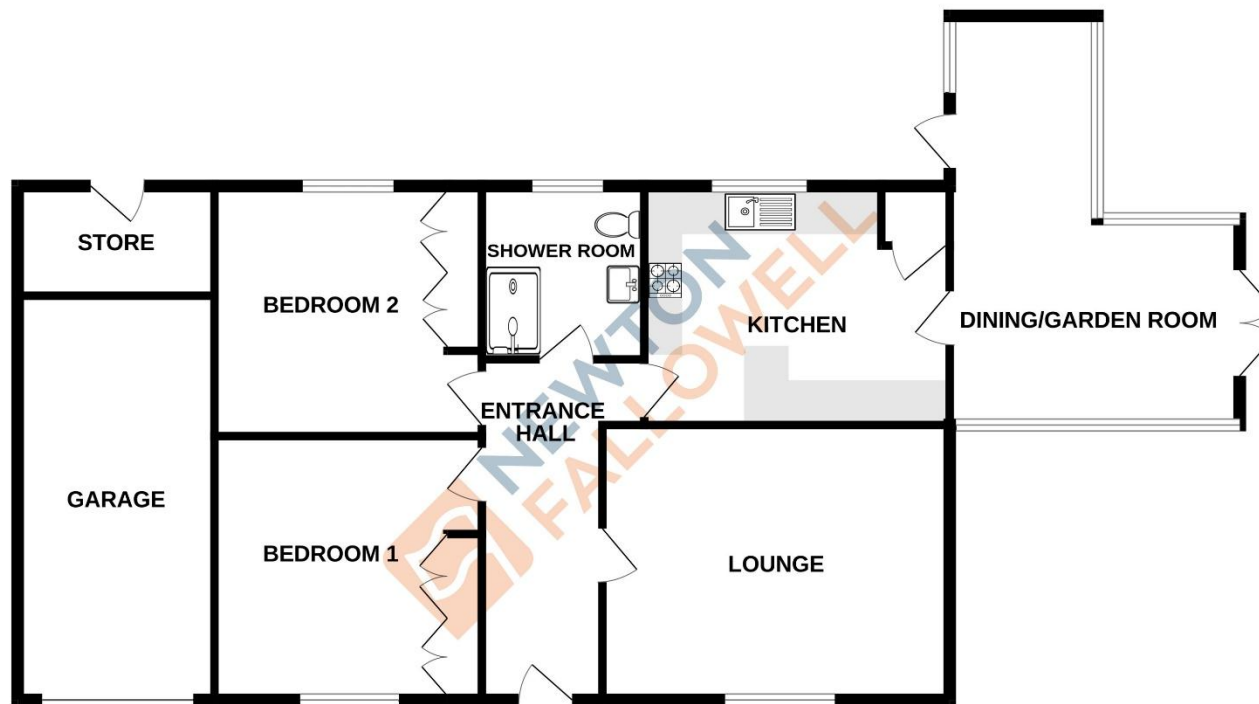








GROUND FLOOR  
1237 sq.ft. (114.9 sq.m.) approx.



TOTAL FLOOR AREA: 1237 sq.ft. (114.9 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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**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: C

**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.