



18 Rutland Way, Ryhall, Stamford, PE9 4ET

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

This detached, three bedroom bungalow is set on a corner plot and comes with two reception rooms and a Main bedroom with en-suite and dressing area. The property provides easy access to the village amenities as well as Stamford.

The accommodation briefly comprises:- Entrance hall, sitting room, dining room, kitchen, Main bedroom with dressing area and en-suite, two further bedrooms and a bathroom.

There is gas fired central heating and replacement double glazed windows.

To the front of the property is a secluded lawn garden, whilst to the rear is a mature, west facing patio and lawn garden. Also to the rear is a double garage and driveway that provides off street parking.

NO CHAIN

Asking Price £425,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Detached three bedroom bungalow
- Two reception rooms
- Mature enclosed rear garden
- Double garage
- Council Tax Band - D, EPC -

- Situated on a corner plot
- Main bedroom with dressing area & en-suite
- Gas fired central heating
- Easy access to Stamford
- NO CHAIN



ACCOMMODATION:

Entrance Hall

Sitting Room
5.49m x 3.53m (18' x 11'7")

Dining Room
4.27m x 2.87m (14' x 9'5")

Kitchen
4.27m x 2.49m (14' x 8'2")

Main Bedroom
3.78m x 3.07m (12'5" x 10'1")

Dressing Area

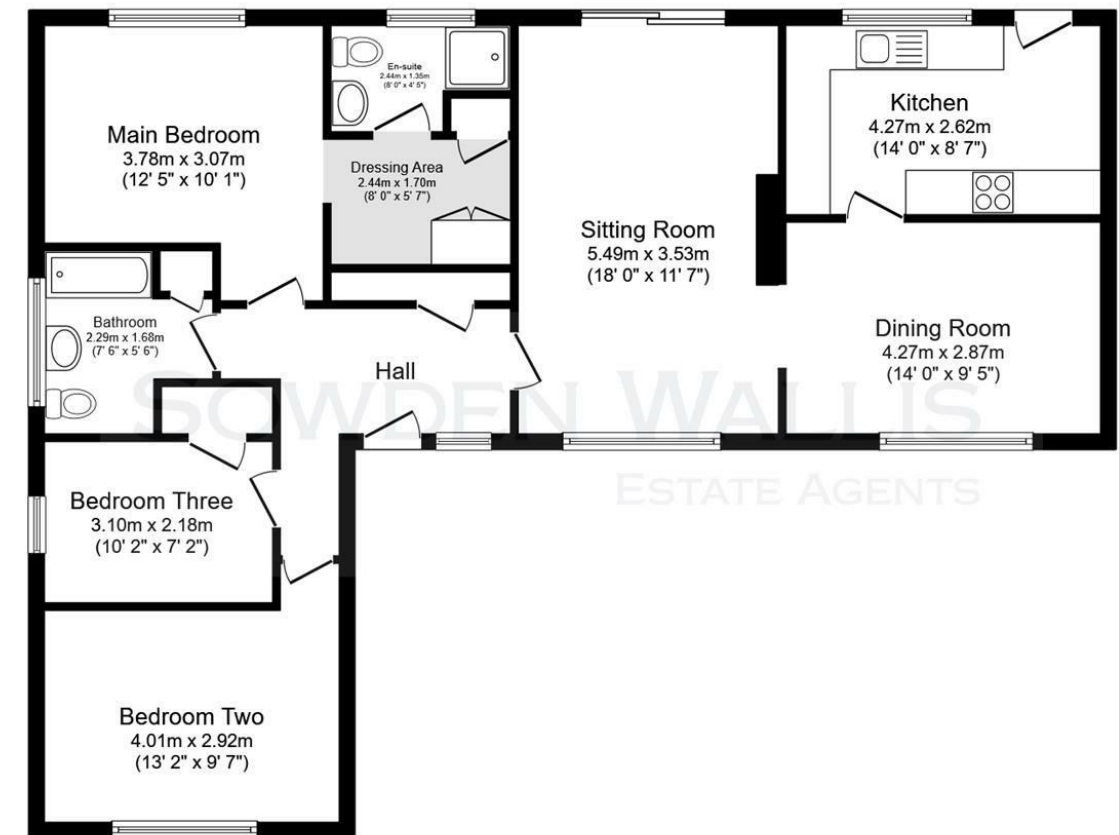
En-suite
2.44m x 1.35m (8' x 4'5")

Bedroom Two
4.01m x 2.92m (13'2" x 9'7")

Bedroom Three
3.10m x 2.18m (10'2" x 7'2")

Bathroom
2.29m x 2.49m max, 1.68m min (7'6" x 8'2" max, 5'6" min)

FLOOR PLAN:



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io