

## 5 Turnpike Road, Ryhall, Stamford, Rutland, PE9 4HD

| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          | <b>89</b> |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| <b>58</b>                                   |           |
| EU Directive 2002/91/EC                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                                              | <b>90</b> |
| (81-91) <b>B</b>                                                |           |
| (69-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                                                 |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| <b>55</b>                                                       |           |
| EU Directive 2002/91/EC                                         |           |

This well presented three bedroom home comes with country views to both the front and rear, as well as large patio and lawn garden, kitchen diner and generous dual aspect sitting that has a wood burning stove. There are two double bedrooms and a single on the first floor, along with a utility and down stairs cloakroom.

The accommodation comprises: - Entrance hall, sitting room, kitchen diner, utility room, cloakroom, landing, three bedrooms and a family bathroom.

To the front is a lawn garden, whilst to the rear is a large patio and lawn garden with field views.

The village of Ryhall comes with many amenities including: - village shop, two public houses and a primary school, all set with three miles of Stamford.

**Asking Price £260,000 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.

- Three bedroom terraced home
- Two double bedrooms and a single bedroom
- Utility and downstairs cloakroom
- Breakfast kitchen
- EPC - D

- Well presented
- Generous sitting dual aspect sitting room with wood burning stove
- Gas fired central heating
- Large lawn garden with field views
- Council Tax Band - B



**ACCOMMODATION:**

**Entrance Hall**

**Kitchen**  
4.60m x 2.69m (15'1 x 8'10)

**Utility Room**  
3.91m x 1.80m (12'10 x 5'11)

**WC**

**Sitting Room**  
4.60m x 3.66m (15'1 x 12'0)

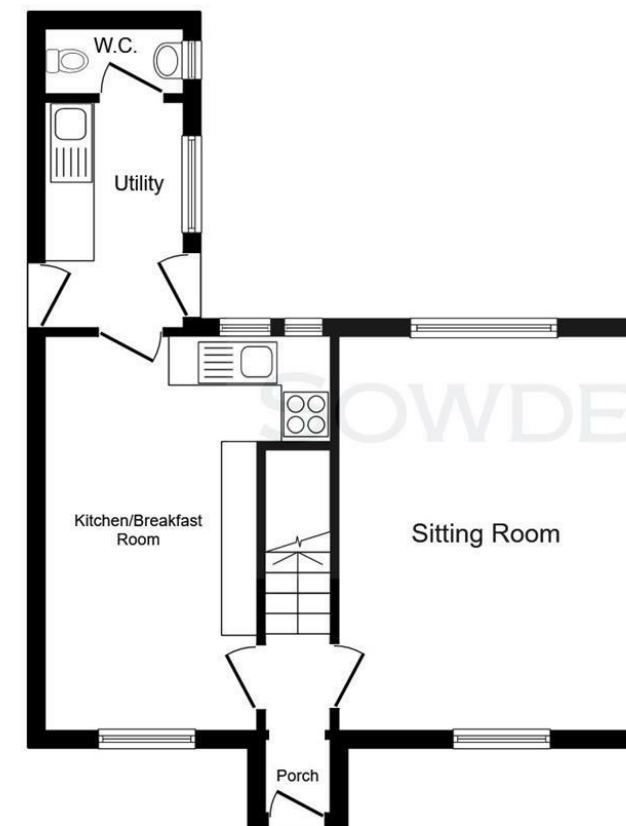
**Bedroom One**  
3.66m x 3.05m (12'0 x 10'0)

**Bedroom Two**  
3.38m x 2.82m (11'1 x 9'3)

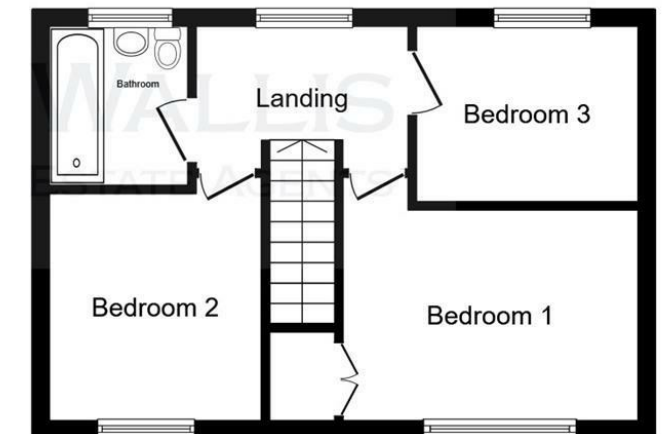
**Bedroom Three**  
2.74m x 2.08m (9 x 6'10)

**Bathroom**

**FLOOR PLAN:**



**Ground Floor**



**First Floor**

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](http://www.Propertybox.io)