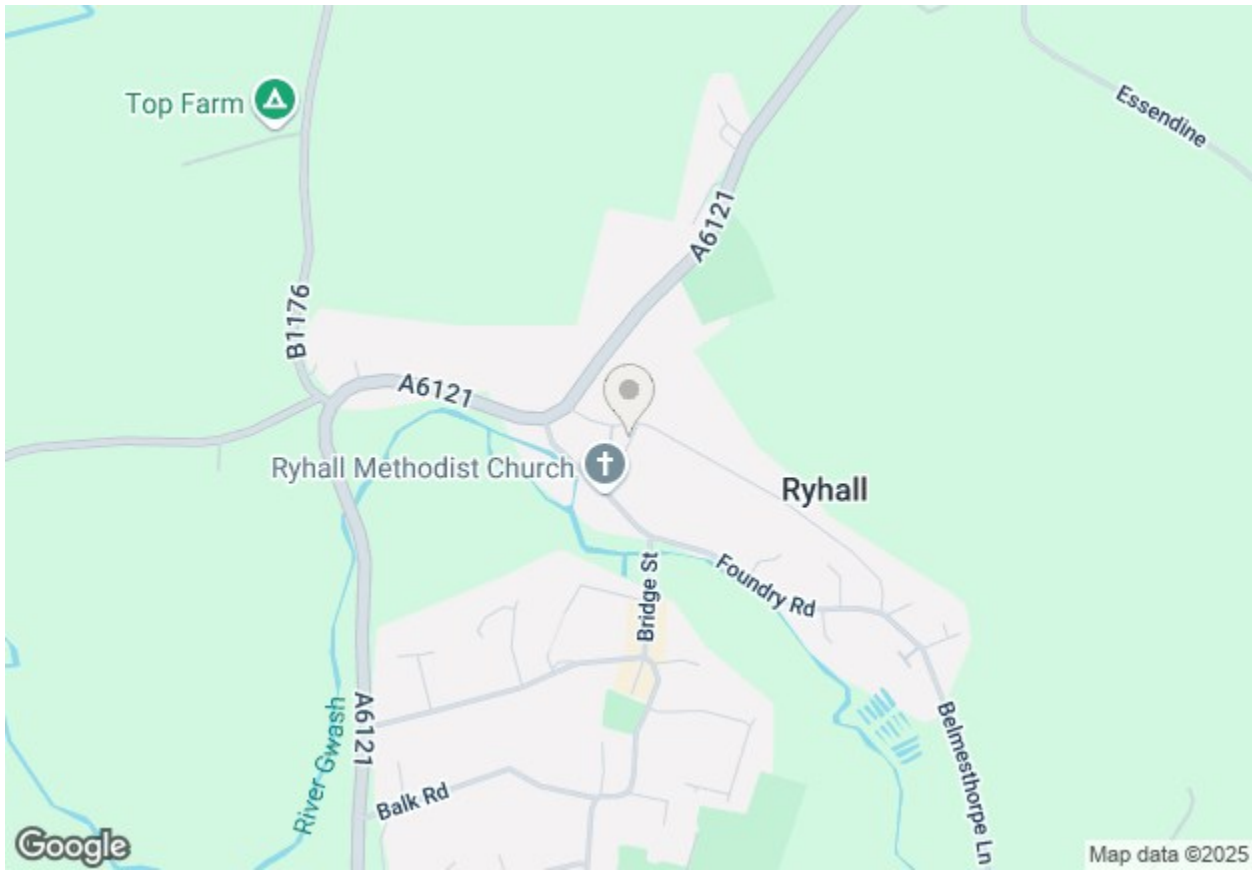




5 Crown Street, Ryhall, Rutland, PE9 4HQ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	
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 charming two double bedroom cottage is set in a secluded location in this popular Rutland village. The property is well presented, comes with two reception rooms, stylish kitchen and a wood burning stove, as well as providing easy access to Stamford and the surrounding countryside.

The accommodation comprises: - Sitting room, dining room, kitchen, bathroom, landing and two double bedrooms.

There is off street parking and a single garage, as well as patio & lawn garden.

NO CHAIN

Guide Price £300,000 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.

- Character cottage
 - Two double bedrooms
 - Gas fired central heating & woodburning stove
 - Parking & Garage
 - Council Tax Band - B, EPC - D
- Tucked away village location
 - Two reception rooms
 - Wooden worktop in stylish kitchen
 - Lawn garden with patio area
 - NO CHAIN



ACCOMMODATION:

- Sitting Room**
3.56m x 2.87m (11'8 x 9'5)
- Dining Room**
3.61m max x 3.00m (11'10 max x 9'10)
- Kitchen**
4.32m x 1.96m (14'2 x 6'5)
- Bathroom**
- Main Bedroom**
3.84m x 3.28m (12'7 x 10'9)
- Bedroom Two**
2.95m x 2.82m (9'8 x 9'3)

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