



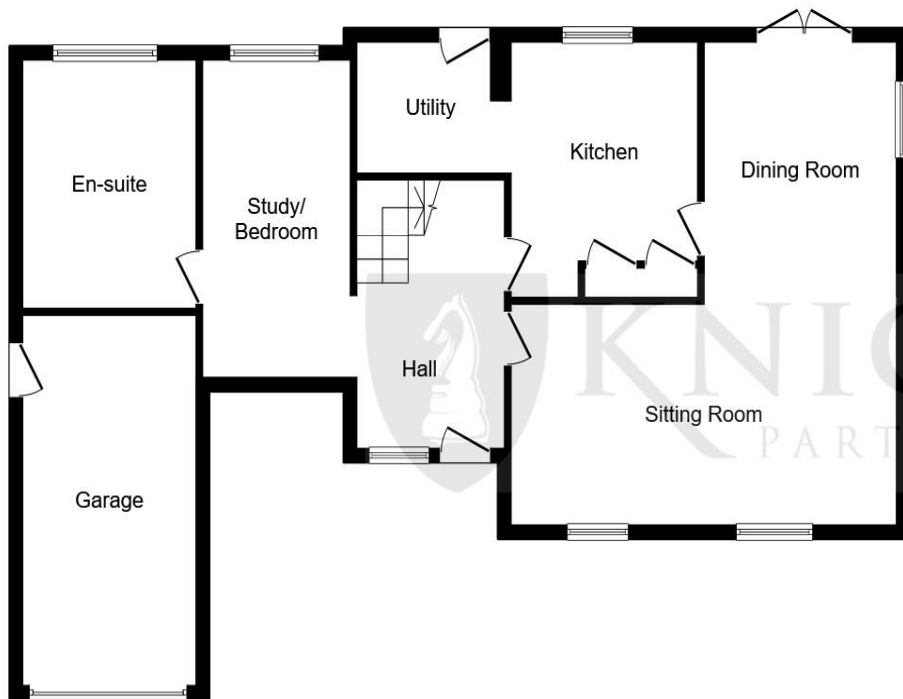
Lea View
Ryhall PE9 4HZ



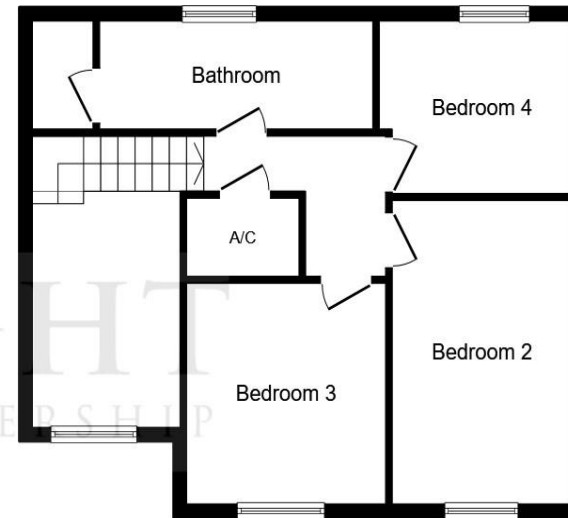
Welcome to
Lea View

Set in an ever popular village is this spacious detached family home offering huge potential to extend and improve. The village itself is conveniently located with easy access to Stamford & Bourne for secondary schooling, whilst benefitting from having two pubs, a shop, and Primary School.





Ground Floor



First Floor

Entrance Hall

Lounge

19' 7" x 10' 7" (5.97m x 3.23m)

Dining Room

9' 5" x 12' 10" (2.87m x 3.91m)

Kitchen

12' 3" x 9' 6" (3.73m x 2.90m)

Utility Room

5' 10" x 5' 7" (1.78m x 1.70m)

Bedroom

7' 8" x 14' 11" (2.34m x 4.55m)

Wet Room

5' 5" x 9' 1" (1.65m x 2.77m)

Bedroom One

9' 3" x 14' 6" (2.82m x 4.42m)

Bedroom Two

10' 10" x 10' 4" (3.30m x 3.15m)

Bedroom Three

8' 6" x 9' 4" (2.59m x 2.84m)

Bathroom

8' 2" x 5' 7" (2.49m x 1.70m)

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Welcome to

Lea View

- Property With Potential on a Large Plot
- Lovely Field Views To The Rear
- Three Bedrooms with a Fourth Bedroom & Wet Room Downstairs
- Popular Village Location with Many Amenities
- Driveway, Garage & Car Port
- Viewing Highly Recommended!

Tenure: Freehold EPC Rating: D

£475,000

A well-appointed home on a generous plot offering vast potential, an executive home of its day this property provides an opportunity to improve and extend STPP. Accommodation comprises a double height entrance with feature window and door through to open plan lounge, wrapping around to the dining room with French doors overlooking and opening onto the rear garden. Also from the hall is a door to the kitchen with pantry and utility room with back door out to the garden. From the kitchen is a door connecting to the dining room. The property has been extended to offer a ground floor bedroom with wet room.

Upstairs the main bedroom has built-in wardrobes, there are two further well balanced bedrooms, the smaller of which enjoys stunning views across the rear garden and fields beyond. The family bathroom has door through to generous eaves storage space, and to the landing itself is a large airing cupboard completing the first floor.

Outside the property sits behind a lawned front garden with double driveway leading to both a car port and garage. There is gated access to the side leading round to the established rear garden with large workshop and green house. A patio across the rear of the house overlooks mature shrub borders and lawns with potential for field views beyond.



Please note the marker reflects the postcode not the actual property

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