



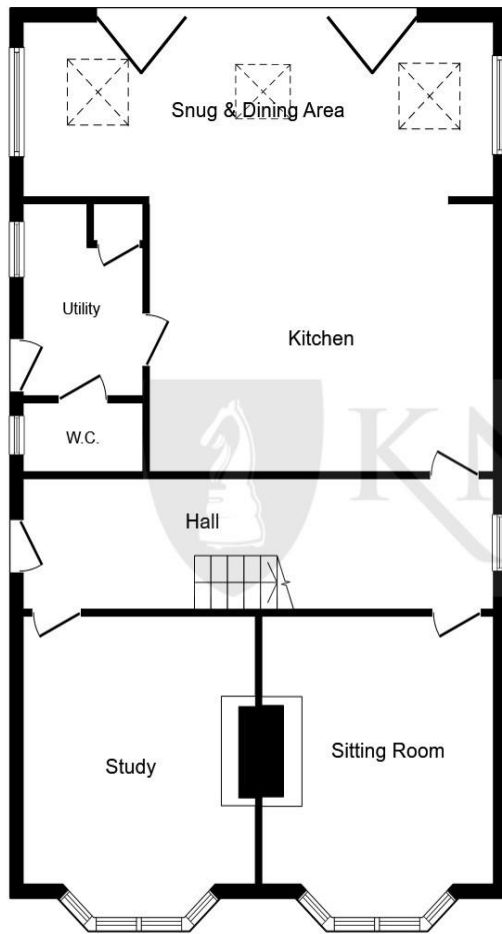
New Road,
Ryhall, PE9 4HL



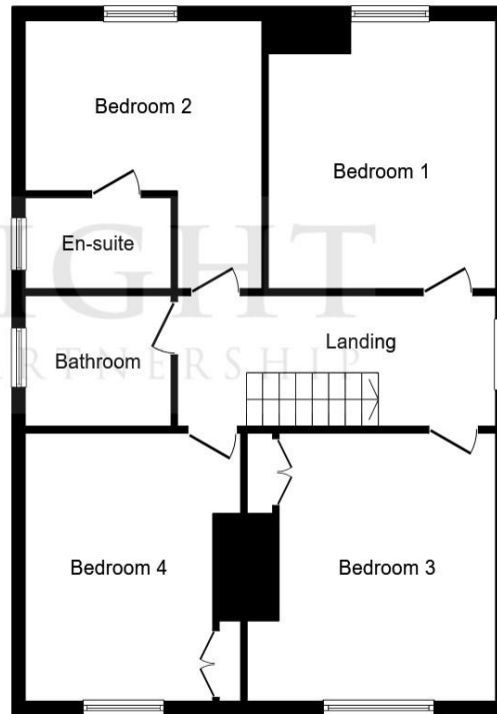
Welcome to **New Road**

An extended period home much improved by the current owners with various character features having been retained. Situated in the heart of this sought after village with amenities including well considered Primary School, post office, shop and pubs.





Ground Floor



First Floor

Entrance Hall

Sitting Room

13' x 12' 11" (3.96m x 3.94m)

Study

12' 11" x 11' 11" (3.94m x 3.63m)

Kitchen Area

18' 2" x 13' 11" (5.54m x 4.24m)

Snug/dining Area

24' 10" x 8' 5" (7.57m x 2.57m)

Utility Room

9' 4" x 6' 7" (2.84m x 2.01m)

Cloakroom

Bedroom One

13' x 12' (3.96m x 3.66m)

Bedroom Two

11' 4" x 8' 5" (3.45m x 2.57m)

En-Suite Shower Room

Bedroom Three

11' 11" x 13' (3.63m x 3.96m)

Bedroom Four

10' 10" min x 13' (3.30m min x 3.96m)

Bathroom

Garage

19' 6" x 10' 1" (5.94m x 3.07m)

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

New Road

- Beautifully Presented Period Home With Character Features
- Popular Rutland Village With Pubs, Schooling & Local Shop
- Lovely Open Plan Kitchen Dining Living Space With Bi-Fold Doors
- Raised Terrace Overlooking Private Garden
- Four Bedrooms, Two Bathrooms & Utility
- Separate Sitting Room & Study
- Replacement Double Glazed Sash Windows
- Garage & Driveway For Parking Up To Six Cars

Tenure: Freehold EPC Rating: C

Guide price

£650,000

A beautifully presented double bay fronted period home offering spacious and bright accommodation comprising: Entrance Hall with ample built-in under-stairs storage and stripped pine floor boards through to both the study and sitting room. The study has built-in shelving to alcoves and built in window seat with storage, there is a dual aspect wood burning stove also facing through to the sitting room, with walk-in bay window. The rear of the property has been extended to offer an open kitchen dining family room with utility room and cloakroom off. The kitchen benefits from an island with breakfast bar and offers space for both a range cooker and fridge freezer, there is a built-in dishwasher. Beyond the kitchen, the room is arranged to offer a dining area and snug with wood burning stove, the whole space enjoys views through bi-fold doors opening onto the terrace to the rear of the property.

Upstairs the main bedroom retains a period fireplace, there are two further double bedrooms with built-in storage and period fireplaces, The property has been extended to offer a guest room with en-suite shower room, a family bathroom with four piece suite including bath and separate shower cubicle completes the first floor.

Outside there is a gravelled forecourt and an oversized timber garage, there is access to both sides of the property. The rear garden is mainly laid to lawn with vegetable patch and a summer house overlooked by a fabulous raised terrace.



Please note the marker reflects the postcode not the actual property

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