

Lea View Ryhall PE9 4HZ



Welcome to

Lea View

Beautifully refurbished by the current vendors is this thoughtfully configured family home situated in a quiet cul-de-sac position in Ryhall with westerly aspect gardens. The village benefits from pubs, post office and primary school with convenient access to Stamford and the A1.



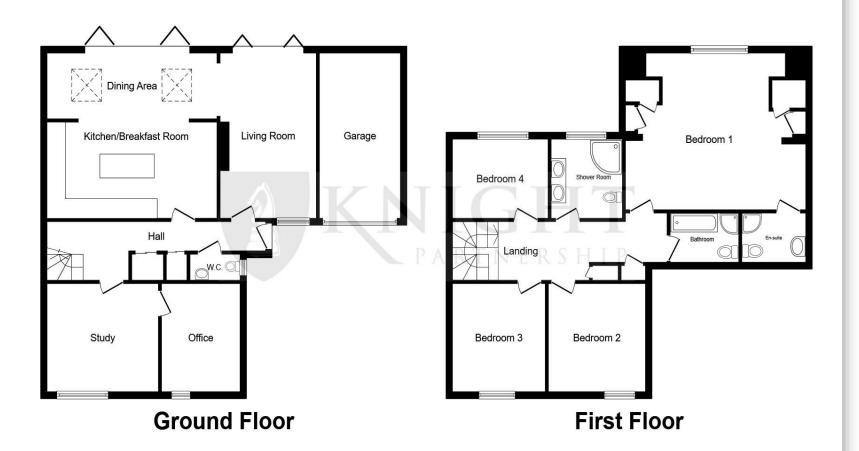












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement.

A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Cloakroom

Lounge

10' 9" x 16' (3.28m x 4.88m)

Kitchen Dining Room

17' 6" x 17' (5.33m x 5.18m)

Home Office

11' 2" x 10' 11" (3.40m x 3.33m)

Study

10' x 8' 2" (3.05m x 2.49m)

Stairs & Landing

Principal Bedroom

19' 3" max x 14' 5" (5.87m max x 4.39m)

Ensuite

6' 10" x 5' 10" (2.08m x 1.78m)

Bedroom Two

10' 1" x 12' 1" (3.07m x 3.68m)

Bedroom Three

11' 3" x 9' 1" (3.43m x 2.77m)

Bedroom Four

8' 6" x 10' 6" (2.59m x 3.20m)

Shower Room

8' 5" x 8' 9" (2.57m x 2.67m)

Bathroom

5' 11" x 8' 2" (1.80m x 2.49m)

Driveway & Garage

Front & Rear Gardens

Welcome to

Lea View

- Beautifully Refurbished Family Home
- Open Plan Living Space & Flexible Accommodation
- Principal Bedroom with Fabulous Views
- Three Further Double Bedrooms & Two Bathrooms
- Stunning Kitchen Dining Room with Bi-fold Doors To Garden
- Beautifully Landscaped Gardens with Field Views Beyond
- Ample Off-Road Parking and Garage
- No Onward Chain!

Tenure: Freehold EPC Rating: D

Council Tax Band: E

A spacious and beautifully refurbished family home offering flexible accommodation comprising: Entrance Hall with door through to the dual aspect lounge with wood burning stove and bi-fold doors opening onto the garden, there is an opening through to the kitchen dining room also with bi-fold doors opening onto the patio. The kitchen benefits from integrated appliances including double oven, microwave, dishwasher and fridge freezer, the induction hob with integral extractor hob is fitted in the kitchen island with breakfast bar, the kitchen also benefits from a built-in sound system. The hall has both a cloakroom and coat cupboard, and to the front of the property there are two rooms currently arranged as home offices but could equally provide a playroom and/or hobby rooms. Upstairs the galleried landing has three double bedrooms and family shower room directly off. Leading from the landing is a step up to the family bathroom, fitted with a bath with TV and separate shower cubicle. The principal bedroom with en-suite, built-in wardrobes and fabulous views across the garden and fields beyond.

The property is set behind a manicured lawned garden to the front with double width driveway offering parking for up to four cars leading to the single garage with electric roller door.

There is gated pedestrian access from the front leading to the rear gardens mainly laid to lawn with shrub borders and patio enjoying fabulous sunset views.

£650,000









Please note the marker reflects the postcode not the actual property









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Property Ref: SMD104221 - 0004