



**Spinney Lane  
Ryhall PE9 4HU**

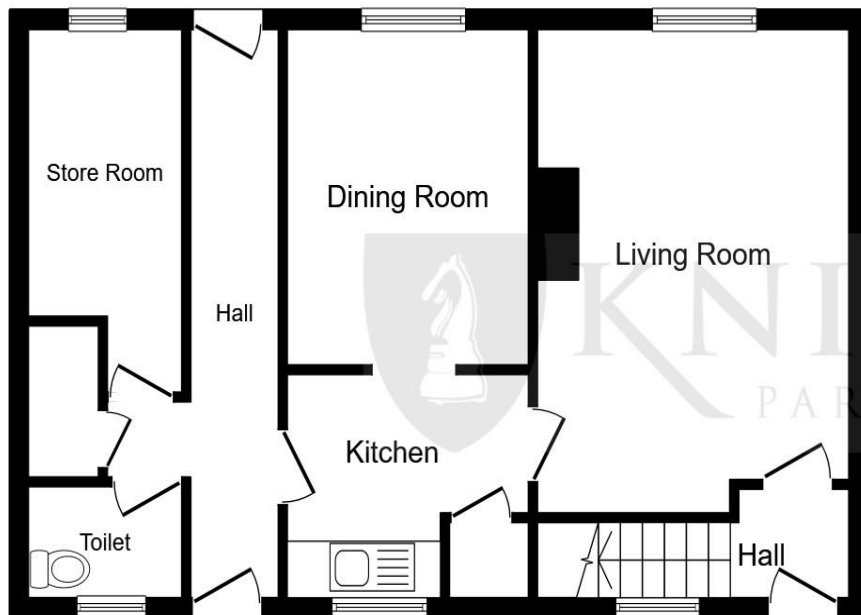


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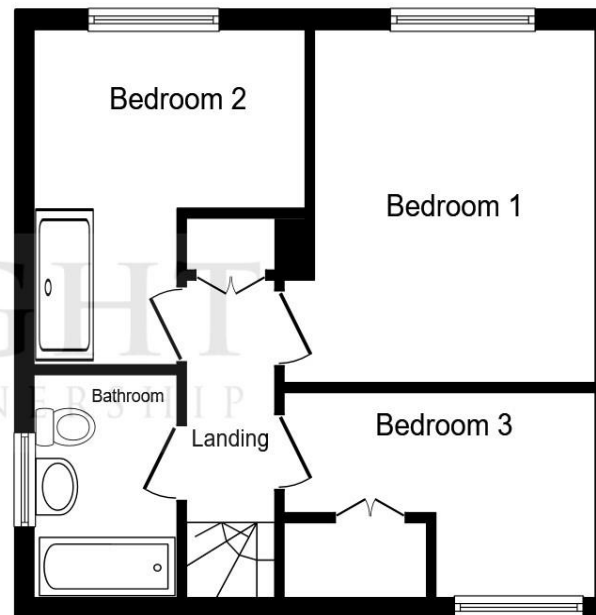
## *Welcome to* **Spinney Lane**

Situated in this popular Rutland village offering many amenities including a well-thought of primary school, two pubs, a cafe and post office, whilst being just a short drive to Stamford, is this three-bedroom home. With scope to extend and improve (stp) and has generous gardens.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Living Room**

16' 8" x 11' 8" ( 5.08m x 3.56m )

**Kitchen**

7' 9" x 9' ( 2.36m x 2.74m )

**Dining Room**

11' 8" x 9' ( 3.56m x 2.74m )

**Inner Hall**

**Cloakroom**

**Storeroom**

12' 8" x 5' 9" ( 3.86m x 1.75m )

**Additional Storeroom**

**Bedroom One**

12' 2" x 12' ( 3.71m x 3.66m )

**Bedroom Two**

11' 8" x 9' 11" ( 3.56m x 3.02m )

**Bedroom Three**

7' 3" x 12' ( 2.21m x 3.66m )

**Bathroom**

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](http://www.focalagent.com)

*Welcome to*

## Spinney Lane

- Potential to Extend & Improve
- Popular Rutland Village
- Generous Gardens
- Amenities Including Schooling, Shop & Two Pubs
- Three Bedrooms
- No Chain

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

The accommodation briefly comprises: Entrance hall leading into the lounge with a door through to the kitchen with space for appliances and opening to the dining room. From the kitchen there is an inner hall with access to the front and rear and leading to a WC and storeroom.

Upstairs there are three bedrooms, with the third bedroom having built-in cupboards, and the family bathroom.

Outside to the front there is a lawned garden, and the garden to the rear is of a good size and mainly laid to lawn with mature shrubs and borders, a green house, and a shed.

Offered for sale with no onward chain!

**£280,000**



Please note the marker reflects the  
postcode not the actual property

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