



**139 Ryhall Road
Stamford PE9 1UL**

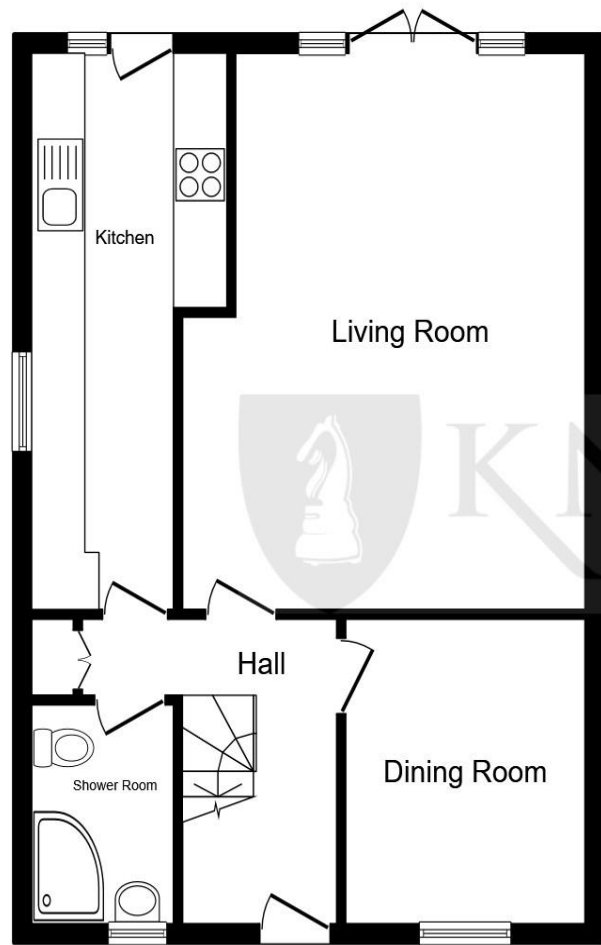


KNIGHT
PARTNERSHIP

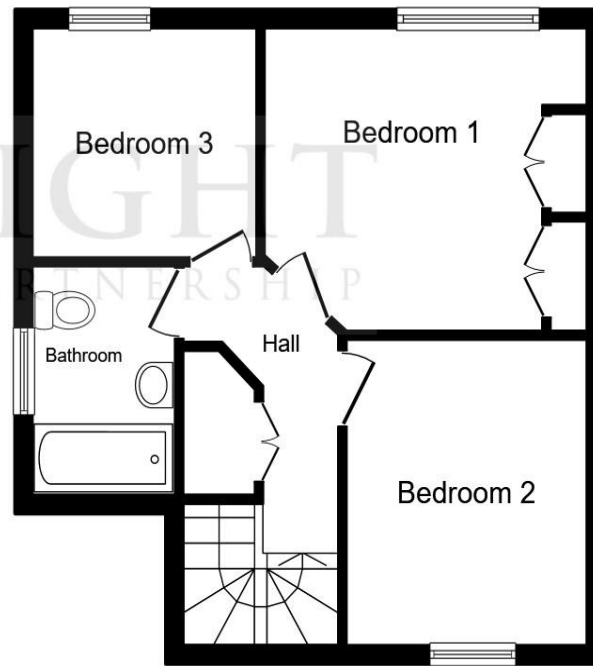
Welcome to
139 Ryhall Road

Situated conveniently to various amenities including supermarkets, schooling and Stamford Leisure Centre is this spacious home offering further potential.





Ground Floor



First Floor

Entrance Hall

Dining Room

9' 8" x 10' 3" (2.95m x 3.12m)

Lounge

14' 11" x 19' 4" (4.55m x 5.89m)

Kitchen

6' 10" x 19' 5" (2.08m x 5.92m)

Shower Room

5' 5" x 6' 11" (1.65m x 2.11m)

Stairs & Landing

Bedroom One

10' 7" x 11' 2" To front of wardrobe (3.23m x 3.40m To front of wardrobe)

Bedroom Two

10' 4" x 9' 8" (3.15m x 2.95m)

Bedroom Three

8' 9" x 7' 9" (2.67m x 2.36m)

Family Bathroom

Home Office

16' 7" x 9' 9" (5.05m x 2.97m)

Driveway & Garage

16' 6" x 16' 8" (5.03m x 5.08m)

Front & Rear Gardens

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

139 Ryhall Road

- Spacious & Bright Extended Home
- Extended Lounge & Kitchen
- Separate Dining Room
- Three Bedrooms & Two Bathrooms
- Generous Gardens To Front & Rear
- Detached Double Garage & Office
- Ample Off Road Parking
- Convenient To Local Amenities

Tenure: Freehold EPC Rating: D

Offers over

£390,000

Extended and reconfigured by the current owner this generously proportioned property offers accommodation comprising; Entrance Hall, dining room, extended lounge with French doors opening onto the patio, dual aspect kitchen breakfast room with integrated dishwasher, double oven and five ring hob, fridge and freezer, and space for washing machine with part glazed door also opening onto the patio. A shower room completes the ground floor.

Upstairs the main bedroom has ample built in wardrobes, there are two further bedrooms and a family bathroom.

Outside the property is set behind a deep front garden mainly laid to lawn with established shrub borders and a gated pedestrian footpath leading to the house. There is a gated passageway to the side leading round to the picturesque rear garden which is landscaped to offer patio directly behind the property and floral borders and water feature with steps up to the lawn with vegetable patches and greenhouse. Towards the end of the rear garden is a detached double garage and home office with power and light and driveway offering ample off road parking.



Please note the marker reflects the postcode not the actual property

 **01780 765060**

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 knightpartnership.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



KNIGHT
PARTNERSHIP

Property Ref:
SMD104164 - 0005