



77 Ryhall Road, Stamford, PE9 1UJ

 **NEWTON FALLOWELL**



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## Key Features

- Charming period property
- Two well balanced bedrooms
- Upstairs four piece modern bathroom
- Extended modern kitchen
- Generous mature rear garden
- Driveway to the front
- Two spacious reception rooms
- EPC Rating D

£1000 PCM





Charming extended two bedroom period property situated in a prime location of Stamford with local amenities on your doorstep and within a ten minute walk to the town centre. The property has been lovingly renovated and featuring original wooden flooring, feature fireplaces, bay windows, upvc sash windows, country style kitchen and a four piece modern bathroom.

The property is arranged is over two floors, entering into the light and airy living room which benefits from a lovely bay window and feature wood burner. A doorway from the living room leads into the separate dining room offering ample living space, a feature gas fireplace, a handy storage cupboard under the stairs and access into the extended kitchen. The kitchen has an array of modern country style units, oak worktops and a skylight. To the first floor, the landing connects a large double bedroom with built in wardrobe, a further single bedroom, and the family four piece bathroom with roll top bath and separate walk in shower.

Outside to the front is a block paved driveway offering off road parking for two vehicles. A passageway with the flying freehold leads to the gated access into the rear garden. The rear garden features a patio seating area and a generous lawn with mature shrubbery borders and a handy shed to the rear.







Living room 3.97m x 3.96m (13ft x 13ft)

Hallway 1.07m x 0.88m (3.5ft x 2.9ft)

Dining room 3.98m x 3.29m (13.1ft x 10.8ft)

Kitchen 4.07m x 3.37m (13.4ft x 11.1ft)

Landing 2.75m x 1.83m (9ft x 6ft)

Bedroom one 4.01m x 3.3m (13.2ft x 10.8ft)

Bedroom two 2.72m x 2.47m (8.9ft x 8.1ft)

Bathroom 3.2m x 2.2m (10.5ft x 7.2ft)

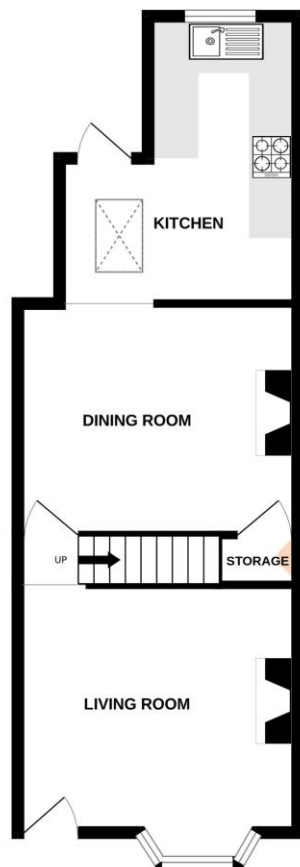








GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

#### COUNCIL TAX INFORMATION:

Local Authority:  
Council Tax Band: B

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.