



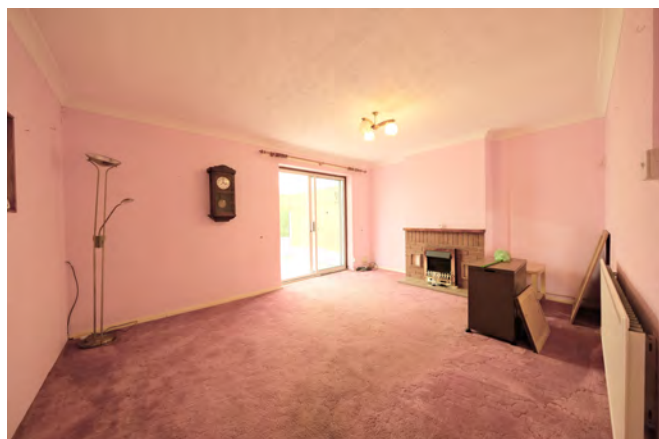
Balk Road, Ryhall

A fantastic and rare opportunity to purchase a three bedroom semi detached property with huge scope for improvement and extension (STPP) on one of the most sought after and coveted roads in Ryhall.



FEATURES

- **Prime Location:** Situated on one of the most sought-after roads in Ryhall, within a quiet cul-de-sac.
- **Development Potential:** Offers huge scope for improvement and extension (subject to planning permission).
- **Spacious Living Areas:** Large living room with adjoining conservatory providing ample living space.
- **Three Double Bedrooms:** All bedrooms are generously sized, with the master bedroom offering potential for an en-suite.
- **Expansive Garden:** Nearly 1/4 acre of rear garden, perfect for outdoor activities and gardening enthusiasts.



FULL DESCRIPTION

This house lies down a quiet cul-de-sac and is one of the few left awaiting re development and modernisation, offering fantastic scope to a purchaser.

Entering the property, you are welcomed into the entrance hall which then takes you through to the spacious living room and on to the conservatory.

The existing kitchen diner is plentiful in space and would offer itself to further expansion and extension (STPP).

To this side of the kitchen is the utility room, downstairs W/C and two inside store rooms.

To the first floor are three double bedrooms as well as a family bathroom. The master bedroom is plentiful in space and offers potential to integrate an en-suite bathroom even if the next purchaser did not wish to extend two story.

To book a viewing call our area experts

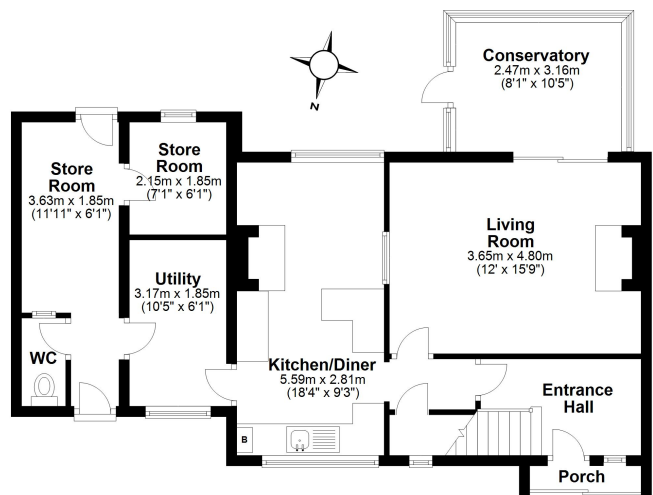
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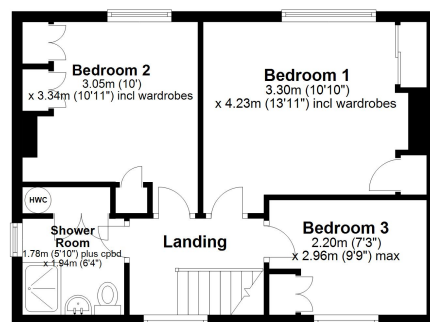
Ground Floor

Approx. 74.2 sq. metres (798.5 sq. feet)



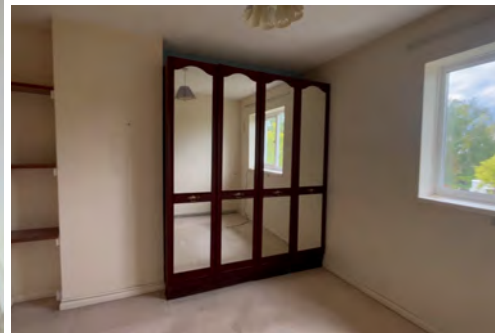
First Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



Total area: approx. 117.1 sq. metres (1260.2 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors. Plan produced using PlanUp.



EXTERNAL

Externally, the property is set back from the quiet road and boasts off road parking for multiple cars. To the rear of the property is an expansive garden totalling nearly 1/4 of an acre.

Ryhall, located in the picturesque Stamford area (PE9 4HT), is a charming village that seamlessly blends historic charm with modern convenience. Nestled in the East Midlands, Ryhall boasts beautiful countryside views and a warm, tight-knit community atmosphere. The village offers an array of local amenities including cozy pubs, a well-regarded primary school, and lovely walking trails along the River Gwash. Its proximity to the historic market town of Stamford ensures easy access to a variety of shops, dining options, and cultural attractions. Ryhall is an ideal choice for those seeking a serene village lifestyle without compromising on connectivity and amenities.

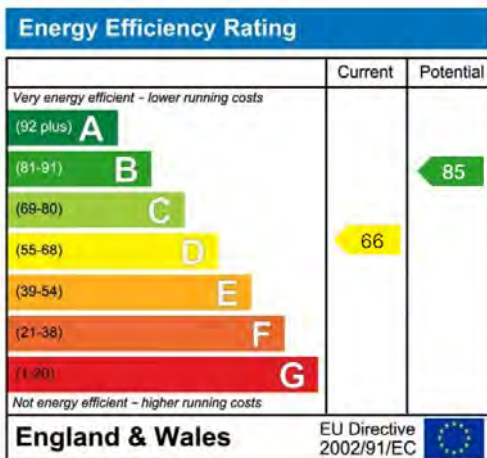
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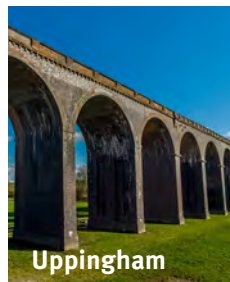
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