



Ryhall Road

Stamford, PE9 1UJ

**Price Guide £280,000**

Richardson

## Ryhall Road

Stamford, PE9 1UJ

A lovely bay fronted 3 bedroom period home, located in a highly regarded area of Stamford with excellent amenities very close to hand and only a short walk into the centre of Stamford. Benefitting from a new roof and gas fired central heating, the property has high ceilings giving that extra feeling of space and is well presented. The accommodation comprises reception hall with stairs to the first floor, lovely bay fronted living room with period fireplace, separate dining room with opening to kitchen with range of built in storage cupboards. Rear lobby with door opening to 3 piece bathroom. To the first floor the landing area gives access to the large master bedroom, and two further bedrooms. The property also benefits from a good size rear garden with patio area and shed. The the front there is gravel area providing off road parking.

### Reception hall

### Living room

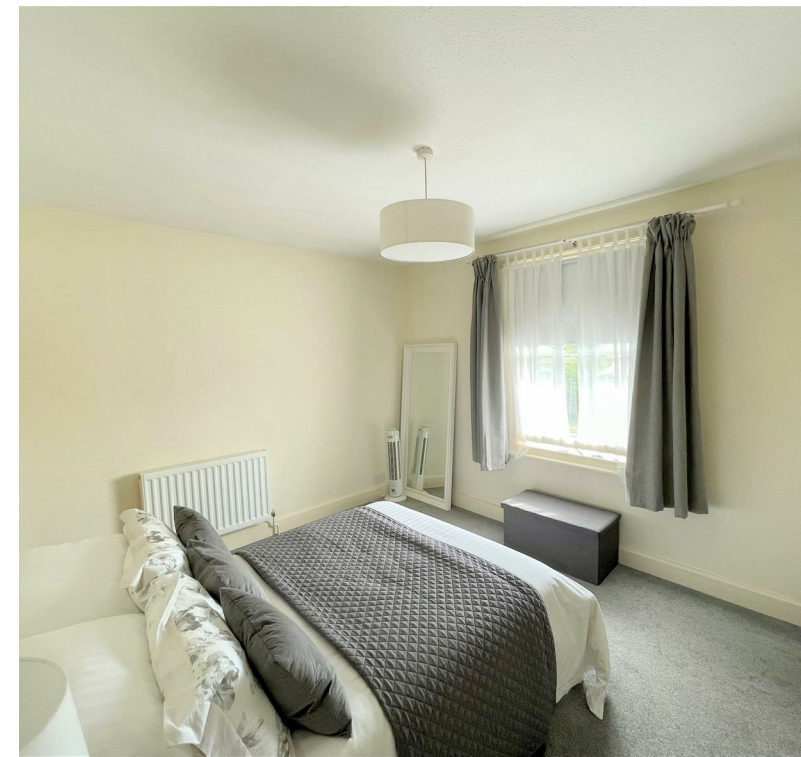
10'9" x 9'9" (3.28m x 2.99m)

### Dining room

10'9" x 13'0" (3.28m x 3.97m)

### Kitchen

10'6" x 6'9" (3.21m x 2.08m)





Rear lobby

Bathroom  
8'1" x 6'8" (2.48m x 2.05m)

First floor landing

Bedroom  
10'9" x 13'0" (3.28m x 3.98m)

Bedroom  
10'10" x 7'3" (3.32m x 2.21m)

Bedroom  
7'11" x 8'9" (2.42m x 2.68m)

External details

Set back from Ryhall Road with a gravel area providing off road parking. Gated access to a large rear garden with patio area leading on to lawns with shed.



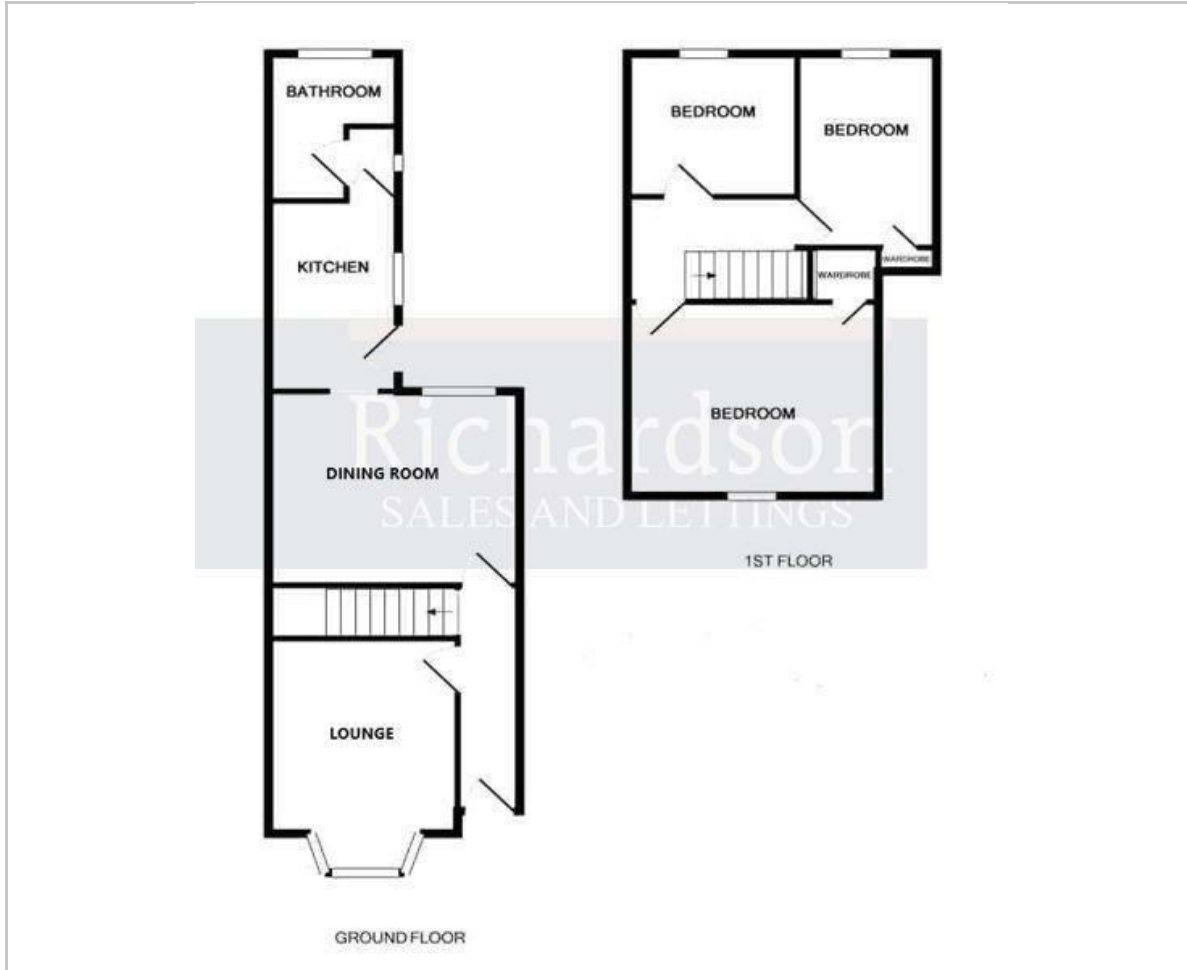
Council tax

South Kesteven District Council Band B

Viewing

All viewings are strictly by appointment through Richardson on 0 1 7 8 0 7 6 2 4 3 3 or [post@richardsonsurveyors.co.uk](mailto:post@richardsonsurveyors.co.uk)

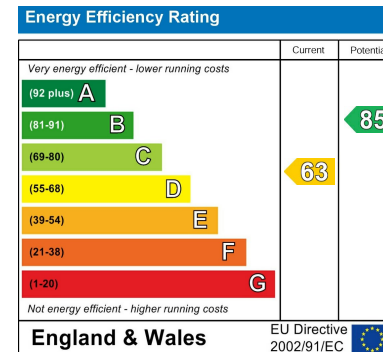
## Floor Plan



## Area Map



## Energy Efficiency Graph



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**Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB**

**01780 762433**

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