



Ryhall Road

Stamford, PE9 1UJ

**Price Guide £275,000**

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

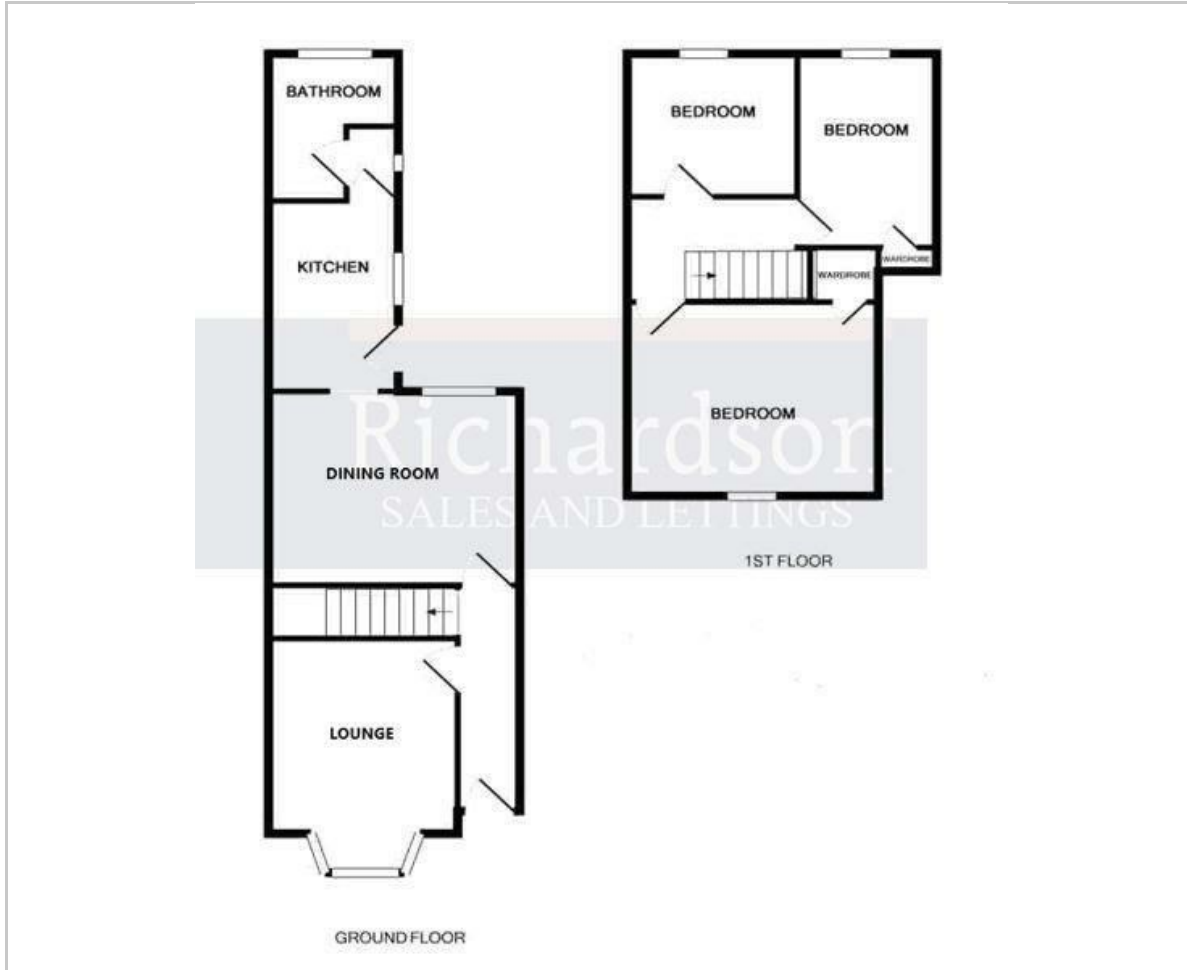
South Kesteven District Council Band B

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)



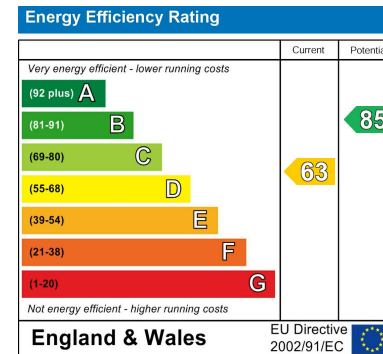
## Floor Plan



## Area Map



## Energy Efficiency Graph



**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

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

**01780 762433**

[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)