



Sunny Acre, Essendine Road

Ryhall, PE9 4JN

**Guide Price £275,000**

Richardson

## Sunny Acre, Essendine Road

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Two bedroomed bungalow in pleasant rural surroundings on a 0.77 acre plot. Double glazed throughout. LPG Gas Central Heating. Garage and greenhouse/outhouse. 4.62 acre paddock available by separate negotiation.

### LOCATION

The property is situated on the A6121 at Ryhall, mid way between Stamford and Bourne.

### DESCRIPTION

An established detached bungalow situated on a large plot extending to approximately 0.77 acres. The property offers 2 bedrooms, bathroom, kitchen/breakfast room, sitting and utility room. The property benefits from double glazing and has LPG central heating, plenty of parking and a single garage.

### ENTRANCE HALL

Recessed porchway with frosted glass front door to fitted cupboard/cloakroom with access to loft space. Radiator.

### LOUNGE

12'11" x 12'10" (3.94 x 3.90(3.91))

Baxi Bermuda C4W Gas Fire. Double glazed window to front.

### KITCHEN/BREAKFAST ROOM

12'11" x 9'10" (3.94 x 3.00)

Fitted with base and eye level storage units with work surface and drawers between with twin drainer sink unit, space for fridge freezer and cooker. Built in airing cupboard, ceramic tiled flooring, double doors to sitting room and door to utility.



### PORCH/UTILITY

9'0" x 12'4" (2.75(2.74) x 3.75(3.76))

Work surface area with plumbing and space for washing machine and tumble dryer. Double glazed window to rear and side, door to outside and garage.

### BEDROOM 1

11'9" x 12'10" (3.58 x 3.90(3.91))

Double glazed window to front elevation. Radiator and central heating thermostat.

### BEDROOM 2

11'10" x 8'10" (3.60(3.61) x 2.70(2.69))

Double glazed window to rear elevation. Radiator. Fitted cupboard.



### BATHROOM

Three piece bathroom suite comprising panel bath, pedestal wash hand basin, low flush WC. Electric towel rail. Radiator. Double glazed window to rear.

### OUTSIDE

Lawned garden area to front and rear, greenhouses and garden shed.

### GARAGE

Integral single garage with door through to: Porch/Utility

### COMMUNICATION

According to Openreach: Standard Fibre is available

According to Ofcom: Mobile coverage is is Likely with EE, Three, O2 and Vodafone

### SERVICES

Mains water, electricity and drainage are connected to the property.

### AGENTS NOTE

An additional paddock area of up to 4.62 acres is available by seperate negotiation (coloured blue).

### PLANNING

Enquiries have been made with Rutland County Council who have confirmed that there is no planning application for the property on file. The agents believe that the property was built with the benefit of an agricultural tie.

### VIEWING

All viewings strictly by appointment through Richardson.

### ACCESS

A right of access for farm vehicles is to be retained to the North East boundary providing access to the farm buildings (coloured green).

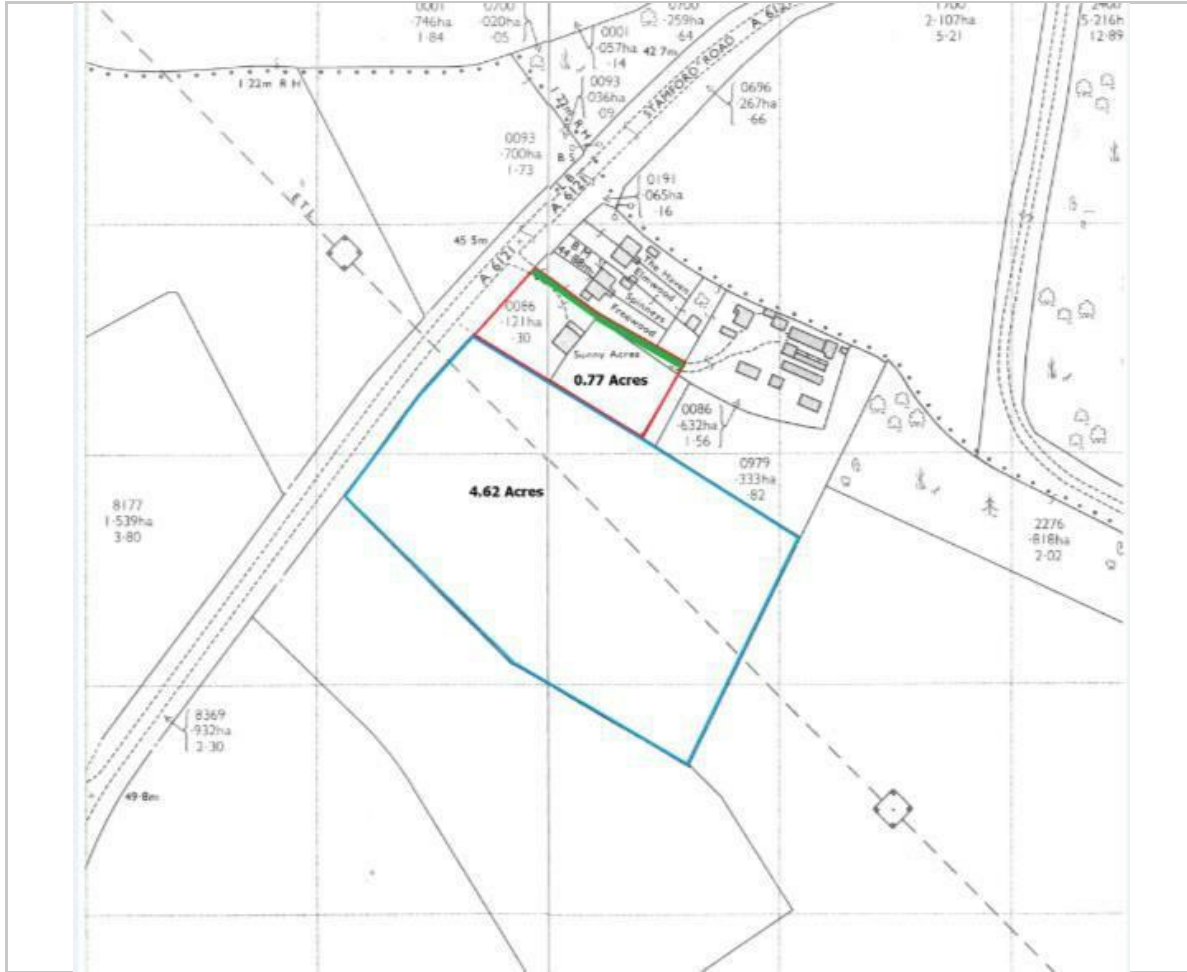
### COUNCIL TAX

The Council Tax Band for the property is "B".

### OVERAGE PROVISION

The property is sold subject to an overage provision in the event of any planning permission being granted for more than one residential dwelling or any commercial unit. The overage provision shall be for a period of 21 years from the date of completion and the seller shall be entitled to 30% of any uplift in value resulting from the granting of planning consent.

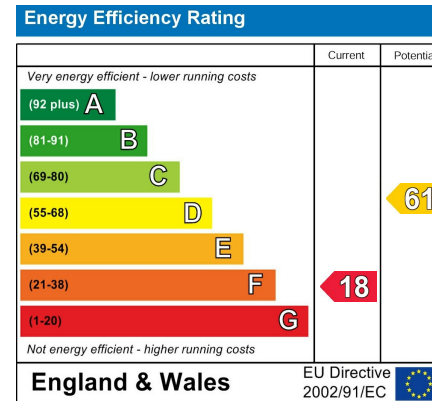
## Floor Plan



## Area Map



## Energy Efficiency Graph



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**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**

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