



New Road

Ryhall, Stamford, PE9 4HL

£335,000

Richardson

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This beautifully renovated 2 bedroom bungalow with open, flexible living space, is offered for sale with no onward chain. Set in the bustling village of Ryhall, this semi-detached home is filled with light and benefits from generous storage throughout. Outside, there is an oversized brick built garage.

Location

The property is situated in the heart of the popular Rutland village of Ryhall, which offers good facilities including a village shop, two public houses, café, Methodist church, village hall and primary school. The village lies approximately two miles north of the prestigious market town of Stamford.

Stamford offers a wide range of shops, supermarkets and weekly produce markets and is accessible from the main bus route which runs frequently through Ryhall. In addition, Stamford is situated to the east of the A1, which connects to London and passes by Peterborough, Grantham and Newark-on-Trent to name but a few.

The property is located 16 miles to the north west of the city of Peterborough. From Peterborough train station London Kings Cross is approximately a 50 minute journey.

Description

Recently renovated semi detached two bedroom bungalow, featuring a 37' open plan lounge/kitchen/family room. The property has been neutrally decorated to a high standard providing a light and airy space.

Entrance Hall

With utility cupboards housing central heating boiler and plumbing for washing machine. Glazed window to side aspect.





Lounge/Dining/Kitchen Area

37'0" x 13'10" (11.28 x 4.22)

Lounge - a most impressive open plan room, with a large south facing bay window to front, living flame cast iron gas burner, tv point, radiators, and access to.

Dining Area - with glazed side door opening onto private south facing courtyard, dimming ceiling light over table area, double floor socket, two built-in storage cupboards and open access to

Kitchen - comprising recently fitted wall and base units, built-in oven and combination microwave, gas hob and extractor above, integrated dishwasher and fridge, solid wood work surface, sink unit, breakfast bar, window to side aspect and access to

Study area - with radiator, window to side aspect, patio doors onto rear garden and access to.

Inner Hallway

With access to loft, display shelving and built in shelved storage cupboard with power point.

Bedroom One

10'11" x 9'8" (3.35 x 2.95)

With fitted wardrobe, wall mounted tv point, storage cupboard, radiator and window to rear aspect.

Bedroom Two

9'8" x 8'0" (2.95 x 2.44)

With built in single wardrobe, radiator and window to front aspect.

Bathroom

A recently upgraded suite comprising double shower cubicle, wash hand basin, low flush wc, chrome towel radiator and window to rear aspect.



Outside

The long gravelled driveway provides parking for many vehicles and leads to an oversized brick built garage of 18' x 10' with up and over door, side personal door and windows to rear and side aspects.

The front garden is set behind a dwarf wall is mainly laid to lawn with mature shrubs and enclosed south facing courtyard area. The large rear garden is mainly laid to lawn with mature shrubs, flower beds, fruit tree, patio, paving and timber shed.

Services

Mains water, electricity, gas and sewerage are connected.

Council Tax

We understand from the Valuation Office Agency website for Rutland that the property has a Council Tax Band C

EPC

EPC Rating - D

Viewings

By telephone appointment with Richardson Estate Agents 01780 762433

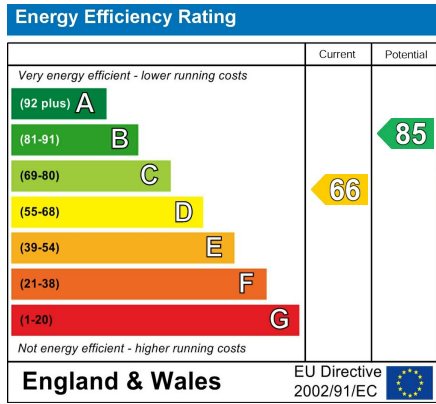
Floor Plan



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.

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