









5 Crown Street Ryhall, PE9 4HQ

A delightful 2 bedroom character cottage with pleasant garden, parking and a single garage, situated just a short walk from the heart of the popular Rutland village of Ryhall. The property has been renovated to a high standard throughout including a bespoke kitchen and modern bathroom whilst still retaining much of its charm and many original features.

## 5 Crown Street

## Ryhall, PE9 4HQ











- 2 Bedroom Character Cottage
   Off Road Parking & a Single Garage
- 2 Reception Rooms

- 2 Double Bedrooms + Ground Floor Bathroom
- Bespoke Kitchen
- Enclosed Private Garden -Opposite Property

- Living Room with Log Burner
- Please Refer to Attached KFB For Material Information **Disclosures**

**Dining Room** 

9'11" x 11'10" (3.03 x 3.61)

**Living Room** 

9'6" x 11'9" (2.92 x 3.6)

Kitchen

14'1" x 6'5" (4.31 x 1.96)

Bathroom

6'3" x 5'7" (1.91 x 1.71)

Landing

Bedroom 1

10'8" x 12'5" (3.27 x 3.81)

Bedroom 2

10'2" x 9'1" (3.1 x 2.77 )

Single Garage + Off Street Parking

Garden Area



## **Directions**

Please use the following postcode for Sat Nav guidance - PE9 4HQ

















## Floor Plan





FLOOR 1 FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 402 sq. ft,37 m2, FLOOR 2: 262 sq. ft,24 m2
TTAL: 664 sq. ft,62 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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