

## 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.

£300,000

# 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

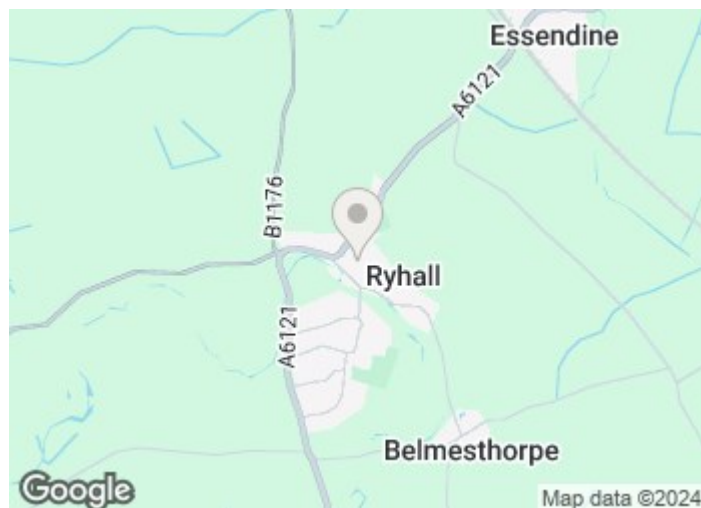
10'8" x 12'5" (3.27 x 3.81)

## Bedroom 2

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

Single Garage + Off Street Parking

Garden Area



## Directions

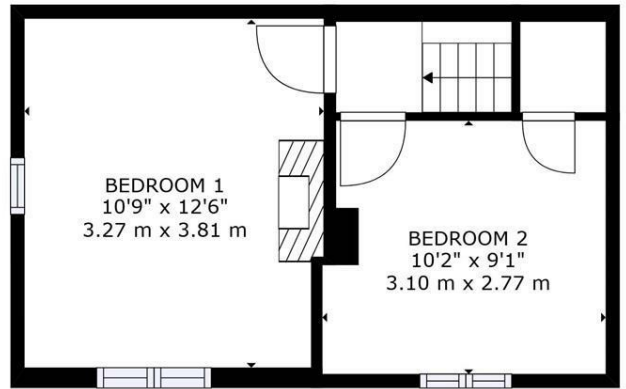
Please use the following postcode for Sat Nav guidance - PE9 4HQ



# Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 402 sq. ft, 37 m<sup>2</sup>, FLOOR 2: 262 sq. ft, 24 m<sup>2</sup>  
 TOTAL: 664 sq. ft, 62 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	