



Waterside Ryhall, PE9 4EY

This well presented home has been thoughtfully extended and improved over the years and really does need to be seen to be fully appreciated.

Ground Floor: The entrance hall leads to a cloakroom, a spacious sitting room with open fireplace, a modern open plan kitchen and dining room, and a separate utility. A large conservatory with underfloor heating overlooks the garden. There is also a ground floor fifth bedroom with its own en suite shower room, ideal as a guest room or study.

First Floor: Upstairs offers four further bedrooms, with the main bedroom featuring an en suite shower room. A separate family bathroom serves the remaining rooms.

Outside: A gravelled driveway provides parking for several cars along with a garage or store. Gated access leads to an impressive rear garden with a paved terrace, timber decked seating area, generous lawn and

Asking Price £695,000

Waterside

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- Established Detached Family Home In Tucked Away Position
 - 4/5 Bedrooms
 - Large Conservatory with Underfloor Heating
 - Please refer to attached Key Facts for Buyers for Material Information Disclosures
- Highly Sought After Rutland Village
 - Large gardens running Down to the River Gwash
 - Potential to Further Extend STPP
- Well Presented Throughout
 - Parking for Several cars
 - No Onward Chain

Entrance Porch	En-suite	Driveway
Cloak Room	First Floor Landing	Rear Garden
Entrance Hall	Master bedroom	
Living Room	13'5" x 10'7" (4.09 x 3.23)	
Kitchen / Diner	En-Suite	
23'4" x 20'4" (7.11 x 6.20)	Bedroom Two	
Conservatory	11'6" x 10'6" (3.51 x 3.20)	
17'4" x 13'8" (5.28 x 4.17)	Bedroom Three	
Utility Room	11'6" x 9'4" (3.51 x 2.84)	
10'10" x 6'11" (3.30 x 2.11)	Bedroom Four	
Bedroom Five	10'3" x 7'3" (3.12 x 2.21)	
13'11" x 9'8" (4.24 x 2.95)	Family Bathroom	
	Store Room	

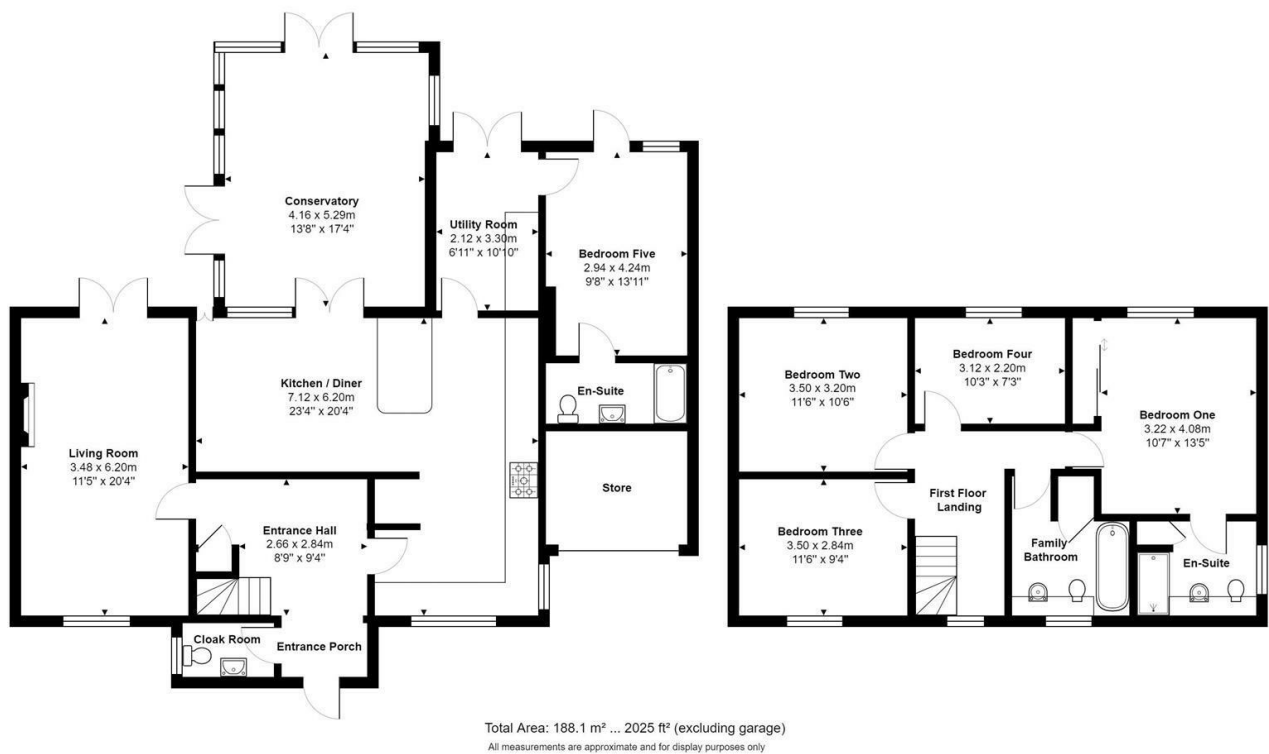


Directions

Please use post code PE9 4EY for Sat-Nav assistance



Floor Plan



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