



Meadow Lane Ryhall, PE9 4EP

The house offers ample space for living accommodation comprising 2 reception rooms, conservatory as well as a refitted kitchen. On the first floor there are 2 double bedrooms and 1 single bedroom and a modern refitted bathroom with shower over the bath. Externally to the front is driveway providing parking for several vehicles. To the rear of the house is an enclosed grass garden and a single garage.

Agents Note:
Holding Deposit - £265.00
Tenancy Security Deposit - £1326
Local Authority - South Kesteven District Council
Council Tax Band - B
EPC Rating - C

£1,150 PCM

Meadow Lane

Ryhall, PE9 4EP



- Much Improved Three-Bedroom Semi-Detached Home
- 2 Reception Rooms
- Please refer to attached Key Facts for Tenants - Material Information Disclosures
- Ample Off-Road Parking
- Modern, Neutral feel throughout
- Set in a Quiet Cul-De-Sac Position
- Single detached Garage

Entrance Hall

Living Room

10'9" x 13'0" (3.28 x 3.96)

Dining Room

7'10" x 11'9" (2.39 x 3.58)

Conservatory

7'8" x 7'9" (2.34 x 2.36)

Kitchen

5'11" x 11'9" (1.80 x 3.58)

Landing

Bedroom 1

11'9" x 8'8" (3.58 x 2.64)

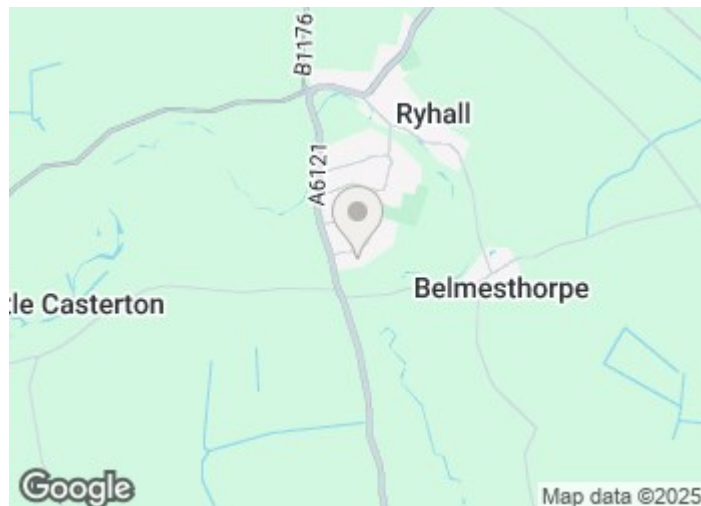
Bedroom 2

8'6" x 9'4" (2.59 x 2.84)

Bedroom 3

5'7" x 9'4" (1.70 x 2.84)

Family Bathroom

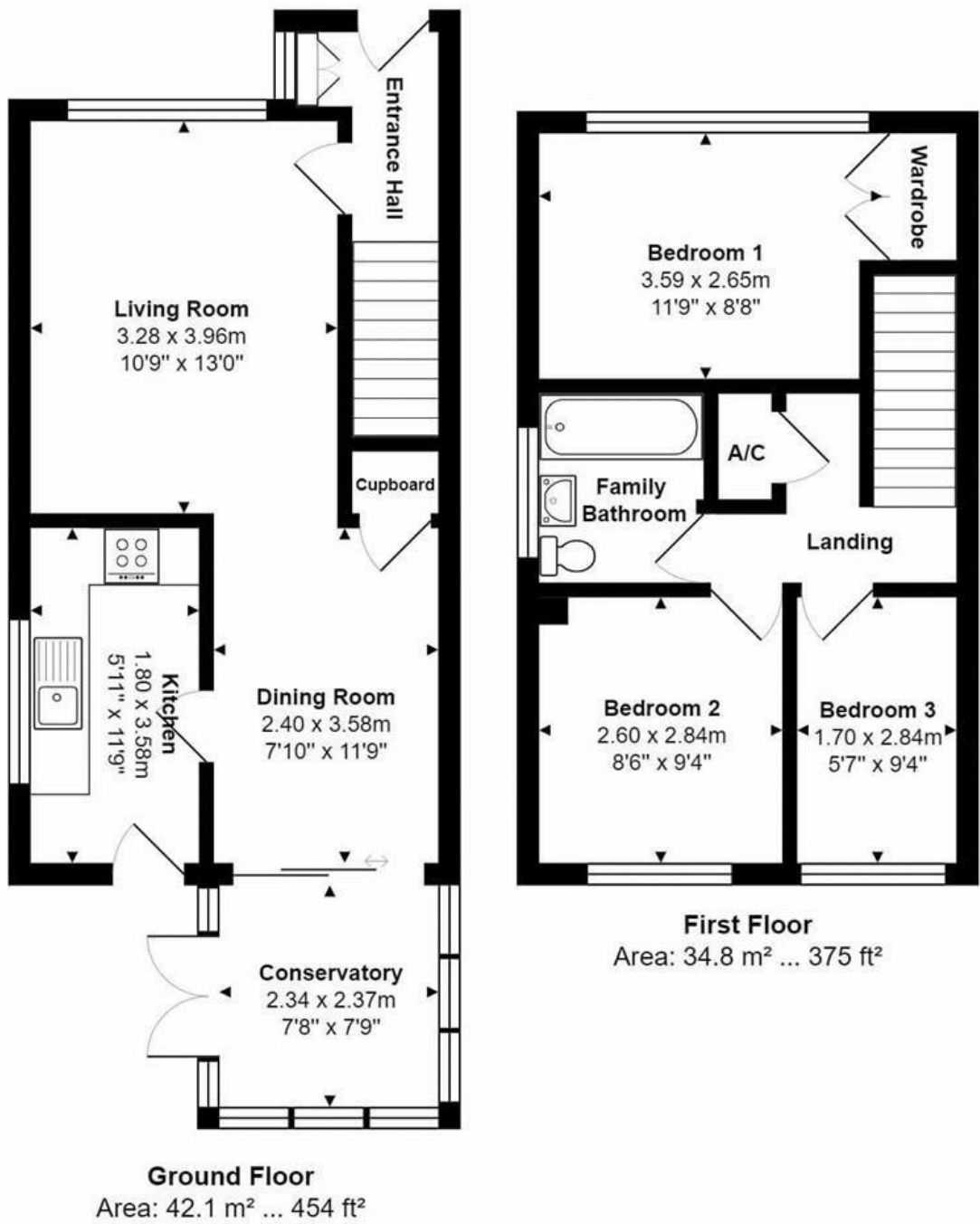


Directions

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



Floor Plan



Total Area: 76.9 m² ... 828 ft²

All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC