

Breydon
Stamford Road
Ryhall PE9 4HB

£440,000



Detached bungalow

Lounge

Double garage

Three double bedrooms

Snug

Potential to extend into the loft (stp)

Kitchen/diner

Separate WC

Popular village location





**Breydon Stamford
Road Ryhall
Stamford
PE9 4HB**

GENERAL DESCRIPTION:

This light and airy three bedroom detached bungalow is in the village of Ryhall, within close proximity to the sought after town of Stamford. There is a large lounge with an open fire, a kitchen/diner, snug, bathroom, separate WC and a utility room.

This property is situated on a large corner plot with attractive gardens comprising lawned, gravelled and patio areas.

The property can be accessed from the front or more conveniently from the back with off road parking for 2/3 vehicles leading to the double garage.





ENTRANCE HALL Double glazed door leading to the entrance hall, with doors to the snug and the lounge.

KITCHEN 13' 11" x 8' 11" (4.24m x 2.72m)

Fitted with a large number of base and eye level units, 5 ring gas hob, integrated electric oven and microwave, integrated dishwasher, space for dining table, ceiling fan, spotlights, window to the rear, partly tiled walls; open to the snug.

SNUG 10' 7" x 10' 4" (3.22m x 3.15m)

Window to the side and French doors to the front, TV point, double radiator, open to the kitchen.

LOUNGE 14' 6" x 14' 2" (4.42m x 4.31m)

Feature fireplace with open fire, TV point, double radiator, wall lights, window to the front and sliding doors to the garden.

BEDROOM 1 10' 3" x 10' 7" (3.12m x 3.22m)

Fitted wardrobes, radiator, wooden floors, window to the side.

BEDROOM 2 10' 7" x 8' 11" (3.22m x 2.72m)

Door to the side garden, radiator.

BEDROOM 3 10' 6" x 7' 4" (3.20m x 2.23m)

Fitted wardrobe, window to the side.

BATHROOM

Corner bath with shower over, sink with storage under, radiator, part tiled walls, obscured window to the rear.

REAR ENTRANCE 11' 0" x 5' 7" (3.35m x 1.70m)

The large rear entrance has plenty of space for storage, doors to utility room, storage room and hallway, double glazed door and windows to the rear. This is used by the current vendors as the main entrance to the bungalow.

STORAGE ROOM

This large storage room currently houses a large fridge freezer and has shelving for storage

CLOAKROOM

The refitted cloakroom has a low level WC with concealed flush, wash hand basin with vanity unit and window to the side.

UTILITY ROOM

Plumbing for washing machine and tumble dryer, space to hang clothes, window to the side.

OUTSIDE

GARDENS

The large well established garden is mainly laid to lawn with a variety of mature trees, including holly and apple, a range of shrubs, flowering borders and patio areas. gated access to path leading to steps up to the bungalow and a driveway providing off road parking for 2/3 vehicles and leading to the :-

DOUBLE GARAGE

The double garage has light and power connected and an up and over door.

HALLWAY

The hallway leading from the kitchen to the rear entrance has laminate flooring, a radiator, airing cupboard, spotlights, access to all the bedrooms and bathroom/WC. There is also access to the loft which has a loft ladder. The large loft space has dormer windows which were installed to enable the loft space to be converted into two bedrooms (STP).

NOTE

Access to the property is easier from the back where there is off road parking and the garage.

From the Stamford Road, turn into New Road, then left into Highlands.

The bungalow is in the corner on the left hand side.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

General Information: Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold

Council Tax: Band E