



Ryhall Road, Stamford

 **NEWTON FALLOWELL**

 3  2  2

Key Features

- Spacious Three Bedroom Two House
- Open Plan Ground Floor Accomadtion
- Great Location, Close Proximity to Town and Amenities
- Allocated Off Road Parking
- No Onward Chain
- Council Tax Band - C
- EPC Rating C
- Freehold

£370,000





No Onward Chain Newton Fallowell are pleased to present this well-proportioned three-storey townhouse, ideally positioned just moments from local shops and amenities. Offering generous living space, off-road parking and excellent potential.

The ground floor accommodation comprises an entrance hallway with cloakroom, a spacious open-plan kitchen/dining room, leading through to the living area and opening onto a bright conservatory.

On the first floor there is a further reception room, a well-sized double bedroom, and a family bathroom. The second floor features the main bedroom with en-suite shower room, along with an additional double bedroom.

Externally, the property benefits from allocated off-road parking and an enclosed, low-maintenance rear garden with paving and direct access to the conservatory.





Open Plan Kitchen/Dining/Living 3.15m x 7.42m
(10'4" x 24'4")

Conservatory 3.63m x 3.45m (11'11" x 11'4")

Lounge 4.27m x 3.12m (14'0" x 10'2")

Bedroom One 4.29m x 4.17m (14'1" x 13'8")

En-Suite 3.43m x 1.91m (11'4" x 6'4")

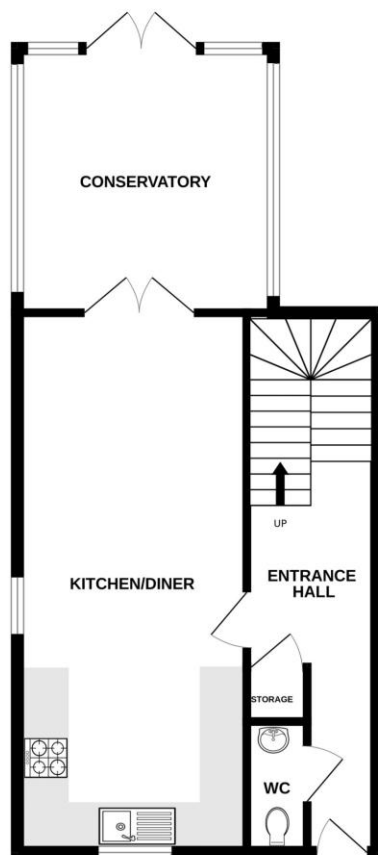
Bedroom Two 3.12m x 3.12m (10'2" x 10'2")

Bedroom Three 3.12m x 3.19m (10'2" x 10'6")

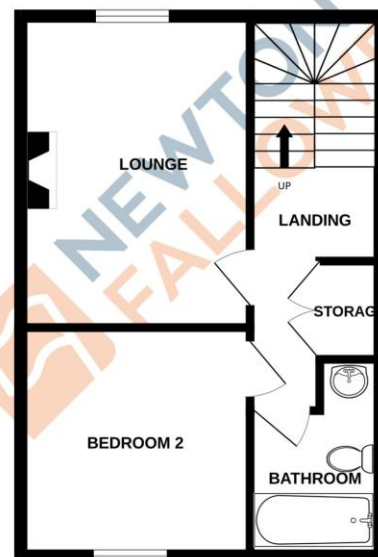
Bathroom 2.72m x 1.85m (8'11" x 6'1")



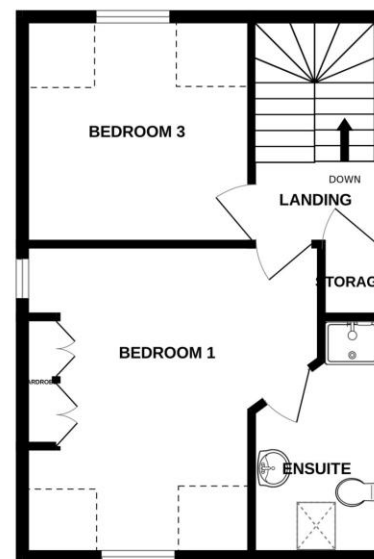




GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



2ND FLOOR
394 sq.ft. (36.6 sq.m.) approx.

TOTAL FLOOR AREA : 1314 sq.ft. (122.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.