



COPPICE ROAD
RYHALL, STAMFORD

JAMES
SELICKS



Virtually Staged

“... THREE-BEDROOM, SEMI-DETACHED HOME...”

A well-presented three-bedroom semi-detached home, recently renovated and offering off-road parking and a south-facing garden, set within the popular village of Ryhall.

Entrance Hall • Kitchen Diner • One Reception Room • Three Bedrooms • Family Bathroom • Off-Road Parking • South Facing Garden • Outbuilding/Study • Village Location • NO CHAIN •

Accommodation

Enter the property via the entrance hall with stairs rising to the first floor and a door leading into the sitting room. The sitting room is a well-proportioned space featuring a large window overlooking the rear garden, along with two separate doors providing access to the kitchen diner at either end, creating a natural flow through the ground floor.

The kitchen diner is fitted with a range of shaker-style units with a selection of integrated appliances, together with space for dining furniture. A French door opens directly onto the rear garden, enhancing the sense of light and indoor-outdoor living. From the kitchen, a further door leads to a side passageway giving external access and continuing through to the converted outbuilding, now a versatile additional space ideal for use as a study, hobby room or storage, and benefiting from its own toilet.

To the first floor, there are three bedrooms comprising two doubles and a single, all with wooden flooring. The accommodation is served by a family bathroom fitted with a shower bath, wash hand basin, low flush lavatory and heated towel rail.

Outside

Externally, the property offers a driveway providing ample off-road parking for at least two cars, bordered by hedging to either side which adds a pleasant sense of separation. To the rear is a generously sized south-facing garden, mainly laid to lawn with a gravelled terrace directly adjoining the property and a garden shed positioned to the far end. The garden is fully enclosed with mature boundaries, offering a good degree of privacy and security.



Location

Located just north of the historic market town of Stamford, Ryhall is a highly desirable village offering a perfect balance of countryside charm and everyday convenience. Surrounded by attractive Rutland countryside, the village features a strong community spirit, a popular primary school, local shop, traditional pubs and excellent access to Stamford's renowned shops, restaurants and rail links. Combining character, history and connectivity, Ryhall is an ideal setting for village living within easy reach of town amenities.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council – Tax Band B

Tenure

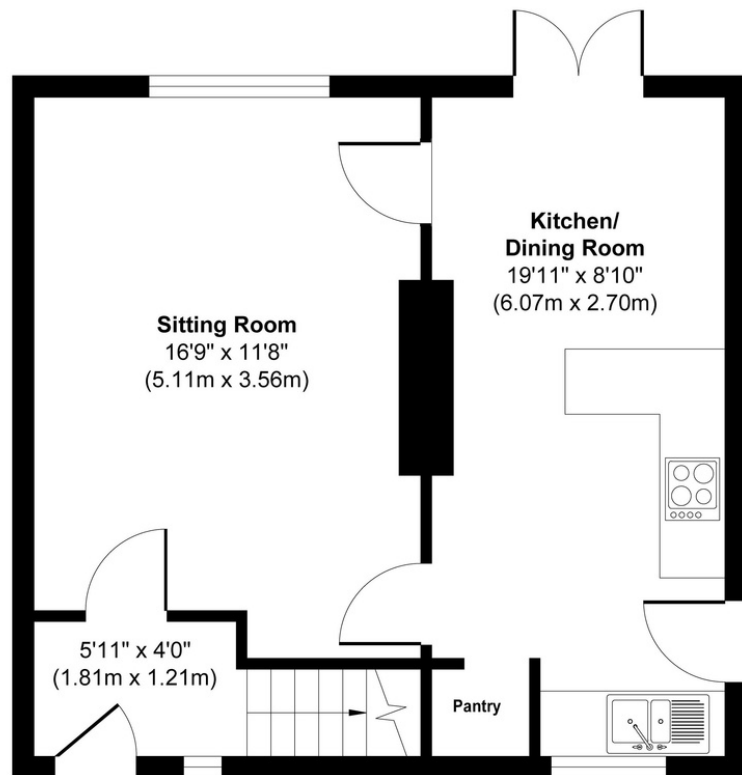
Freehold



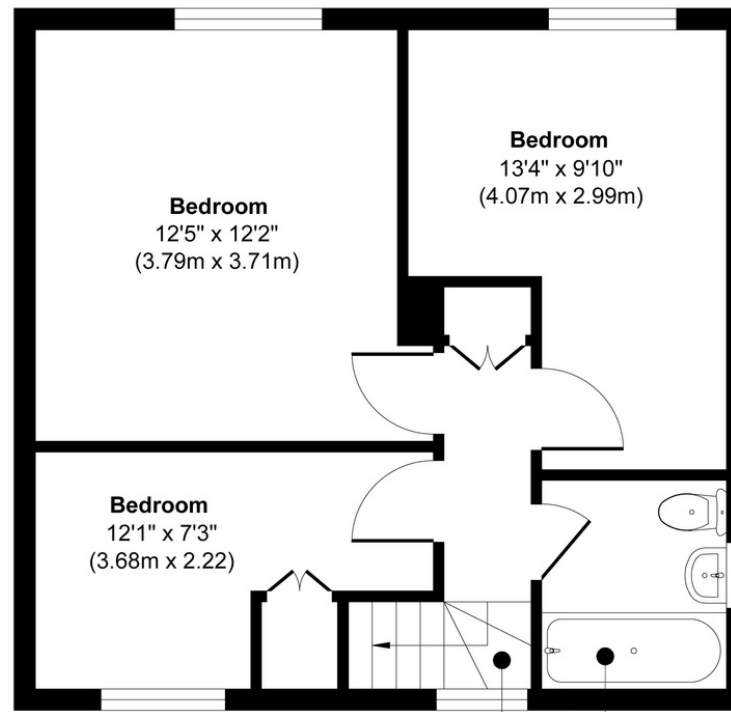
51 Coppice Road, Ryhall, Stamford PE9 4HY

House Total Approx. Gross Internal Floor Area = 932 ft² / 87 m²

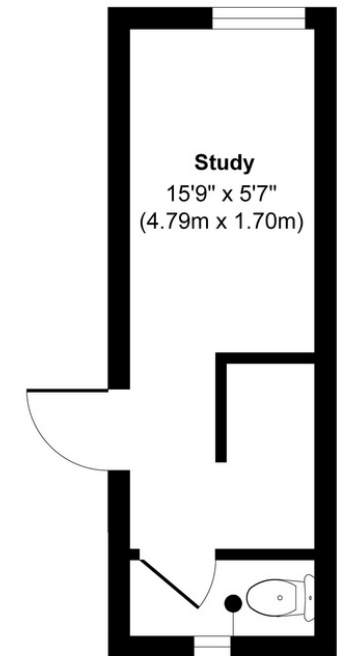
Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



First Floor



WC





**JAMES
SELICKS**

Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT

01572 724 437

oakham@jamesselicks.com

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

