



127 Ryhall Road, Stamford
£365,000

 **NEWTON FALLOWELL**

Newton Fallowell are delighted to offer this exciting opportunity to acquire a spacious and extended three-bedroom semi-detached family home, occupying a particularly generous plot and offering excellent scope for further improvement. Ideally situated within walking distance of local amenities, schooling and the town centre, the property provides well-proportioned accommodation, substantial gardens and excellent off-road parking. The property has been extended to the rear, creating an impressive amount of ground-floor living accommodation. Further potential exists, subject to the necessary permissions, to reconfigure the existing layout and create a stunning open-plan kitchen/dining/living space.

Upon entering, the welcoming entrance hall provides access to the principal ground-floor rooms, with stairs rising to the first floor. To the right is a versatile reception room, currently used as a formal dining room but equally suited to a home office, playroom or additional sitting room.

To the left is the impressive full-length kitchen/breakfast room, fitted with a range of wall and base units and offering ample space for a dining or breakfast area. A door provides direct access to the rear garden.

The spacious sitting room is undoubtedly one of the key features of the property, offering excellent proportions and considerable flexibility. The room could potentially be opened through to the kitchen/breakfast room, subject to the relevant permissions, creating a superb contemporary open-plan kitchen, dining and living area. Completing the ground floor is a useful shower room.

To the first floor are two excellent-sized double bedrooms, together with a third, slightly smaller bedroom. The third bedroom would make an ideal nursery, dressing room or home office, depending on the purchaser's requirements. The first floor is completed by a modern walk-in shower room.

Externally, the property benefits from a particularly generous plot, with a good-sized front garden and gated access. The substantial rear garden features a paved patio, large lawn, mature borders and useful storage sheds. To the far end is a single garage with adjoining workshop space, together with off-road parking for multiple vehicles.

Council Tax band: B



Tenure: Freehold



Hall

10' 6" x 6' 2" (3.20m x 1.88m)

Dining Room

9' 6" x 10' 7" (2.90m x 3.23m)

Sitting Room

21' 4" x 11' 1" (6.51m x 3.37m)

Kitchen Breakfast Room

22' 6" x 9' 6" (6.85m x 2.89m)

Downstairs Shower Room

5' 1" x 7' 3" (1.55m x 2.21m)

Bedroom One

13' 5" x 1' 4" (4.08m x 0.40m)

Bedroom Two

10' 3" x 9' 10" (3.13m x 3.00m)

Bedroom Three

7' 9" x 8' 8" (2.37m x 2.65m)

Shower Room

5' 2" x 7' 8" (1.57m x 2.33m)

Garage

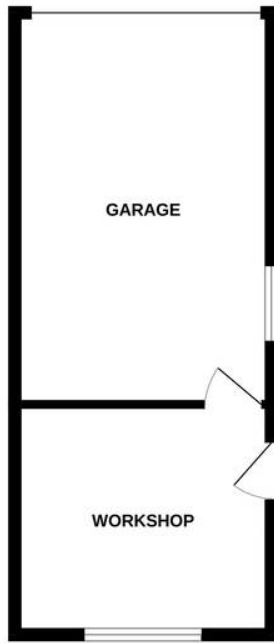
11' 1" x 17' 2" (3.39m x 5.22m)

Workshop

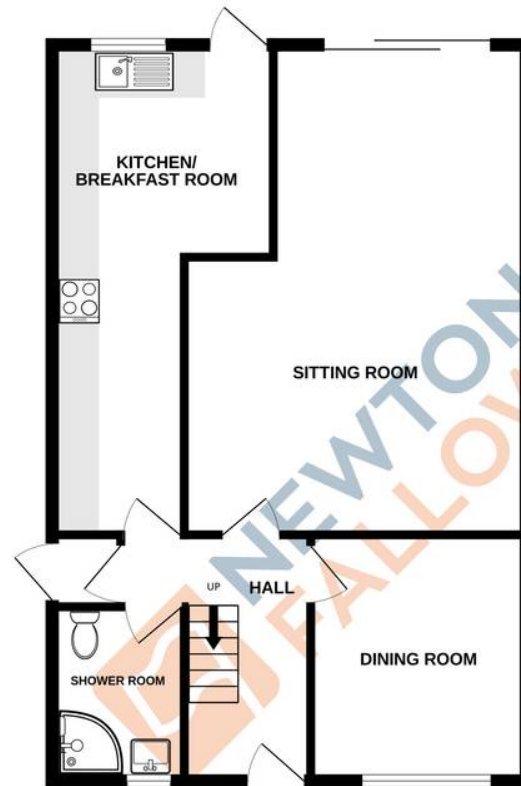
11' 1" x 10' 2" (3.39m x 3.09m)



OUTSIDE
310 sq.ft. (28.8 sq.m.) approx.



GROUND FLOOR
679 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1432 sq.ft. (133.1 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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Newton Fallowell - Stamford

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