



The Bungalow Bourne Road

Ryhall, Stamford, PE9 4HE

Offers In The Region Of £300,000

Richardson

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Two bedroomed bungalow in pleasant rural surroundings on a spacious plot. Double glazed throughout. Low Pressure Gas Central Heating. Garage and greenhouse.

LOCATION

The property is situated on the Bourne Road at Ryhall, mid way between Stamford and Bourne.

DESCRIPTION

An established detached bungalow situated on a spacious plot. The property offers 2 bedrooms, bathroom, kitchen/breakfast room, sitting and utility room. The property benefits from double glazing and has gas central heating, plenty of parking and a single garage.

HALL

Recessed porch with frosted glass front door to inner hallway. Fitted cupboard with access to loft space. Radiator.

SITTING ROOM

12'11" x 12'10" (3.94 x 3.90(3.91))

Gas Fire. Double glazed window to front.

KITCHEN/DINER ROOM

12'11" x 9'10" (3.94 x 3.00)

Fitted with base and eye level storage units with work surface and drawers between with twin drainer sink unit, space for fridge freezer and cooker. Built in airing cupboard, ceramic tiled flooring, double doors to sitting room and door to utility.

UTILITY

9'0" x 12'4" (2.75(2.74) x 3.75(3.76))

With plumbing and space for washing machine and tumble dryer. Double glazed window to rear and side, door to outside and garage.





MAIN BEDROOM

11'9" x 12'10" (3.58 x 3.90(3.91))

Double glazed window to front elevation. Radiator and central heating thermostat.

2ND BEDROOM

11'10" x 8'10" (3.60(3.61) x 2.70(2.69))

Double glazed window to rear elevation. Radiator. Fitted cupboard.

FAMILY BATHROOM

Three piece bathroom suite comprising panel bath, pedestal wash hand basin, low flush WC. Electric towel rail. Radiator. Double glazed window to rear.



OUTSIDE

Lawned garden area to front and rear, greenhouse.

GARAGE

Integral single garage with door through to utility

COMMUNICATION

According to Openreach: Standard Fibre is available
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

SERVICES

Mains water, electricity and drainage are connected to the property.

VIEWING

All viewings strictly by appointment through Richardson.

ACCESS

A right of access for farm vehicles is to be retained to the North East boundary.

COUNCIL TAX

The Council Tax Band for the property is "B".

OVERAGE PROVISION

The property is sold subject to an overage provision in the event of any planning permission being granted for more than one residential dwelling or any commercial unit. The overage provision shall be for a period of 21 years from the date of completion and the seller shall be entitled to 30% of any uplift in value resulting from the granting of planning consent.



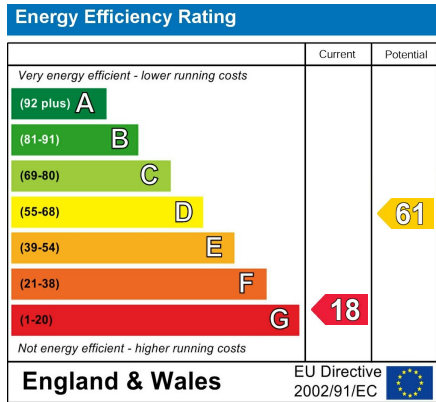
Floor Plan



Area Map



Energy Efficiency Graph



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