Rosedale

17 HIGHLANDS, RYHALL, STAMFORD, PE9 4HN

£290,000 OFFERS IN THE REGION OF

"well presented three bedroom semi-detached property offers spacious and versatile accommodation"

- GENEROUS CORNER PLOT
- THREE BEDROOMS
- SEMI-DETACHED HOME
- CUL-DE-SAC
- SOUGHT-AFTER VILLAGE
- GARAGE AND AMPLE OFF ROAD PARKING
- BAY-FRONTED WINDOW
- UTILITY ROOM
- SHOWER ROOM
- COUNCIL TAX BAND C / EPC ENERGY RATING C

PROPERTY HIGHLIGHTS

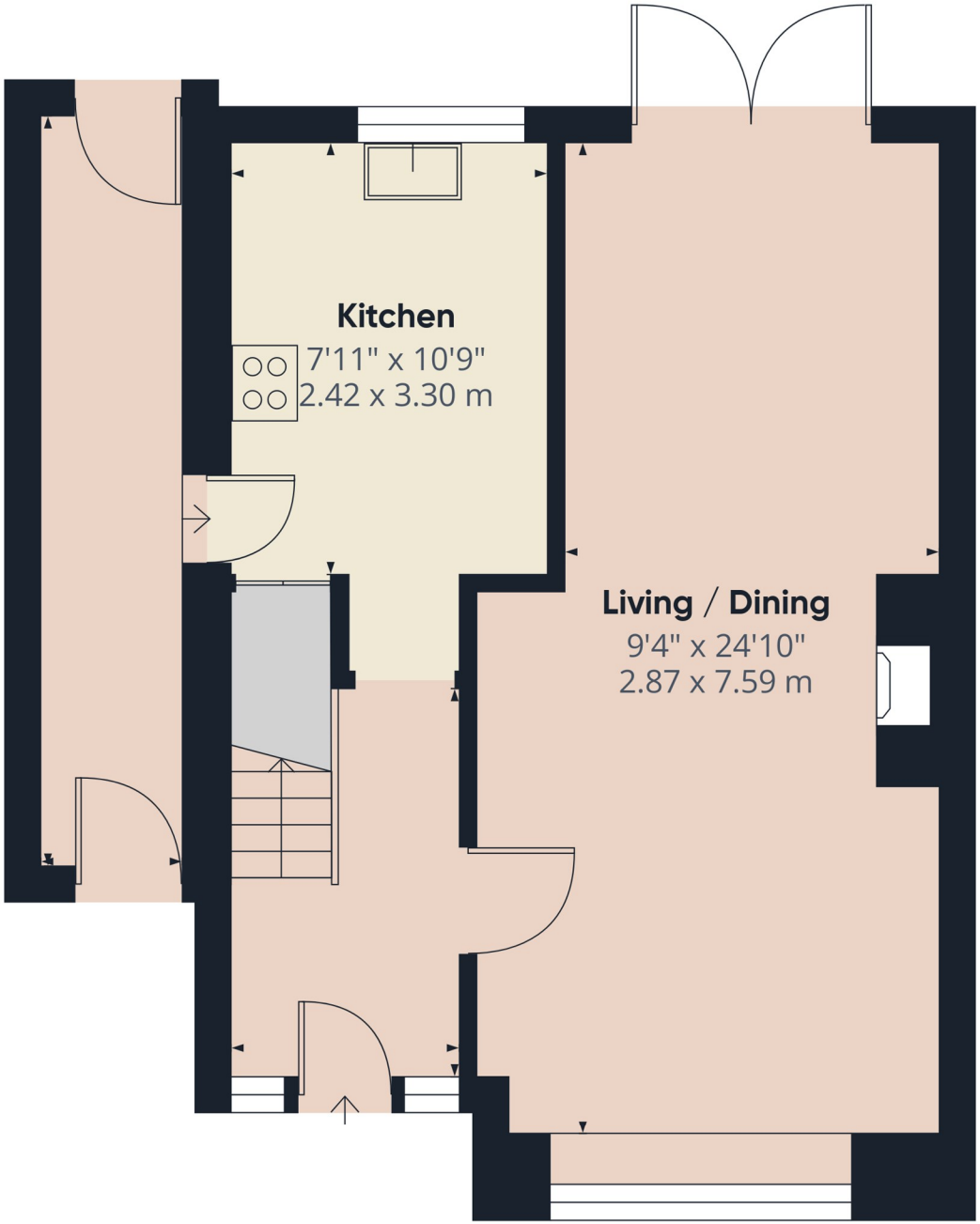
Situated down a popular cul-de-sac within the sought-after village of Ryhall, this well presented three bedroom semi-detached property offers spacious and versatile accommodation throughout.

Briefly comprising an entrance hall, modern kitchen, spacious lounge/diner with feature fireplace and French doors opening onto the rear garden, and a lean-to serving as a useful utility area.

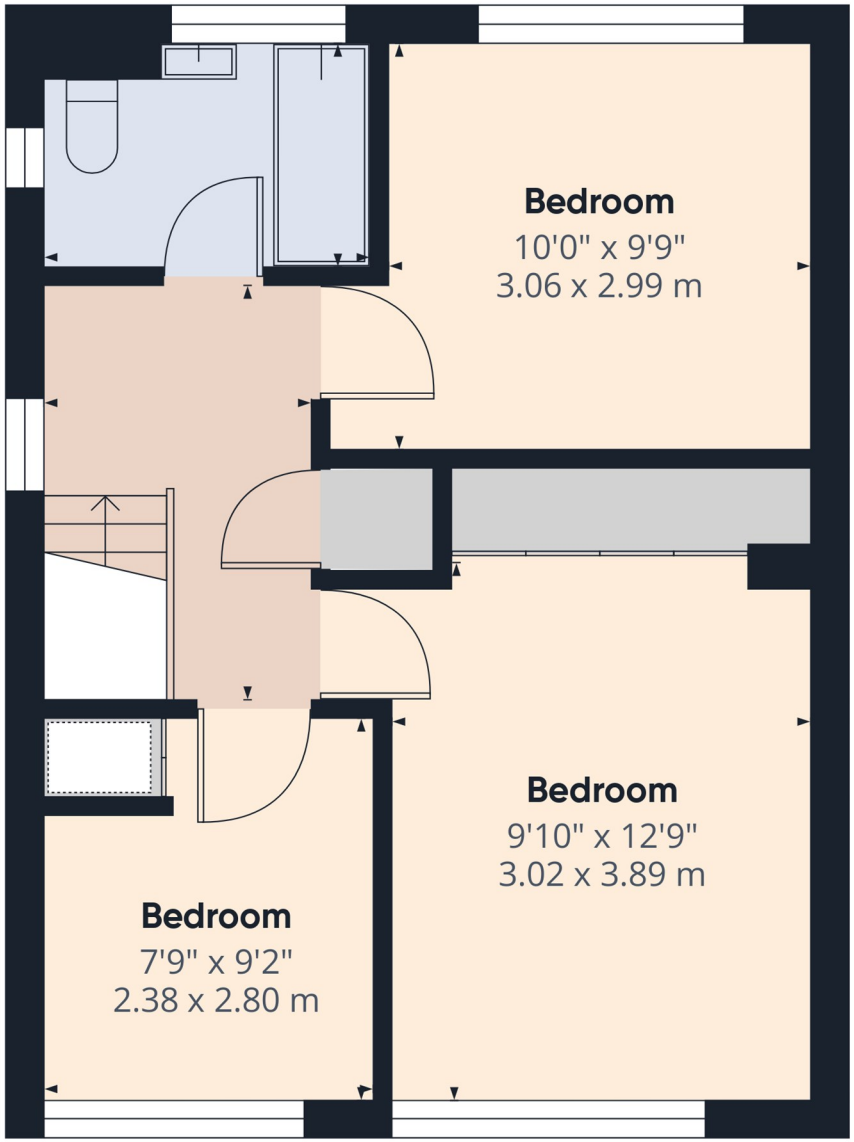
Upstairs, there are three well proportioned bedrooms, with built-in wardrobes to the principal bedroom, and a family bathroom.

Externally, the property benefits from ample off road parking, a garage, front and rear gardens, and a generous side garden providing additional outdoor seating and entertaining space.

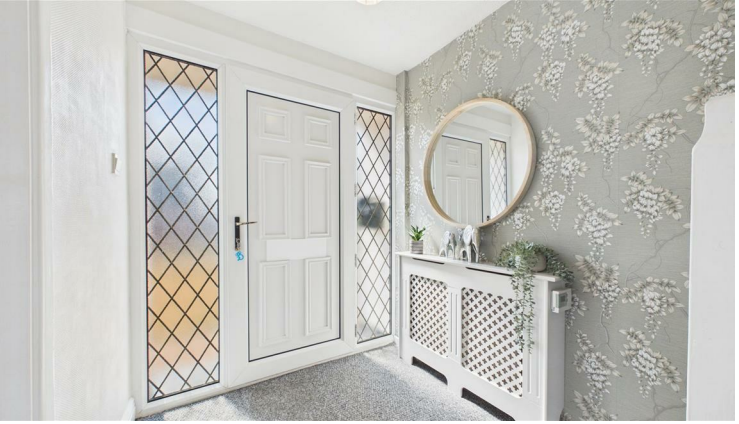
3 Bedrooms 1 Bathroom 1 Reception



Floor 0



Floor 1



Bread
Sugar

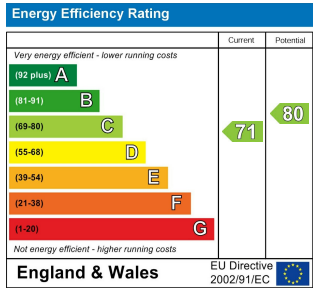
Sweet
dreams

SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** C

For the **MATERIAL INFORMATION REPORT** on this property select the link - https://reports.sprift.com/property-report?access_

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01778 382300

7 High Street, Market Deeping, Lincolnshire, PE6 8ED

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.

Rosedale

rosedalepropertyagents.com