



Spinney Lane, Ryhall

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Large Three Bedroom Home in Need of Modernisation
- No Onward Chain
- Highly Sought After Rutland Village
- Off Road Parking and Garage!
- Offering Incredible Scope and Potential
- Viewing Advised to See Potential
- Council Tax Band - B
- EPC Rating E
- Freehold

£250,000





NO CHAIN Situated in the highly desirable village of Ryhall, this three-bedroom semi-detached home presents an excellent opportunity for buyers seeking a property with scope to modernise and add value.

The accommodation is arranged over two floors and offers well-balanced living space throughout. An inviting entrance hall provides access to the staircase and a bright and spacious living room, filled with natural light. The living room flows through to a separate dining room, which in turn leads to the fitted kitchen, creating a practical and versatile ground floor layout.

Upstairs, the central landing serves three generously proportioned bedrooms and a family bathroom comprising a three-piece suite.

Externally, the property benefits from a driveway to the front providing ample off-road parking, with potential to create additional parking if required. Gated side access leads to a covered passageway with useful storage, an outside WC, and access to the rear garden. The generous rear garden enjoys a good degree of privacy and features a substantial lawn with mature planted borders, all fully enclosed.



Offering fantastic potential in a sought-after village location, this property is ideal for buyers looking to create a home tailored to their own taste and style.





GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.

1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: B

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.