



Ryhall Road  
Stamford, PE9 1UB  
**Offers Over £245,000**

Richardson

## Ryhall Road

Stamford, PE9 1UB

A character two-bedroom cottage, situated within Stamford's Conservation Area just a short, level walk from the town centre. Blending period charm with modern updates creating a warm and inviting feel throughout.

Stepping through the front door, you are welcomed into a generous lounge/ dining room, centred around a charming wood-burning stove. This leads into the inner hallway, with access to a cosy snug featuring UPVC patio doors opening onto the garden, along with an internal window to the lounge/ dining room, encouraging a natural flow of light throughout.

The modern refitted kitchen is well-equipped with integrated appliances including an induction hob, oven, Bosch dishwasher, built-in fridge-freezer, and space for a washing machine.

Upstairs, the landing leads to a stylish refitted shower room and two well-proportioned bedrooms, both benefitting from built-in storage and exposed character beams.

Outside, the property enjoys attractive and generous cottage-style gardens to the front and rear. The front benefits from gated access to a pathway with attractive borders leading to the front door. The rear garden is arranged over three sections, with a patio, lawn, and a spacious paved and pebbled seating area, ideal for alfresco dining and enjoying the evening sun.

Further benefits include majority replacement UPVC double glazing and gas central heating with Worcester Boiler. The property is offered with NO ONWARD CHAIN.





**Lounge/ Dining Room**  
11'5" x 20'10" (3.50m x 6.37m)

**Inner Hallway**

**Snug**  
8'5" x 16'8" (2.59m x 5.10m)

**Kitchen**  
14'2" x 7'10" (4.32m x 2.41m)

**Landing**

**Shower Room**  
5'6" x 9'1" (1.68m x 2.78m)

**Bedroom**  
9'0" x 8'10" (2.75m x 2.71m)

**Bedroom**  
11'8" x 12'9" (3.56m x 3.89m)

**External Details**

Attractive cottage-style gardens to the front and rear.  
Hand gate entrance to front and landscaped rear garden arranged over three sections

**Tenure**  
Freehold

**Council Tax**  
Council Tax Band B

**Services**

All main services are connected and Gas Central Heating

**Communications**

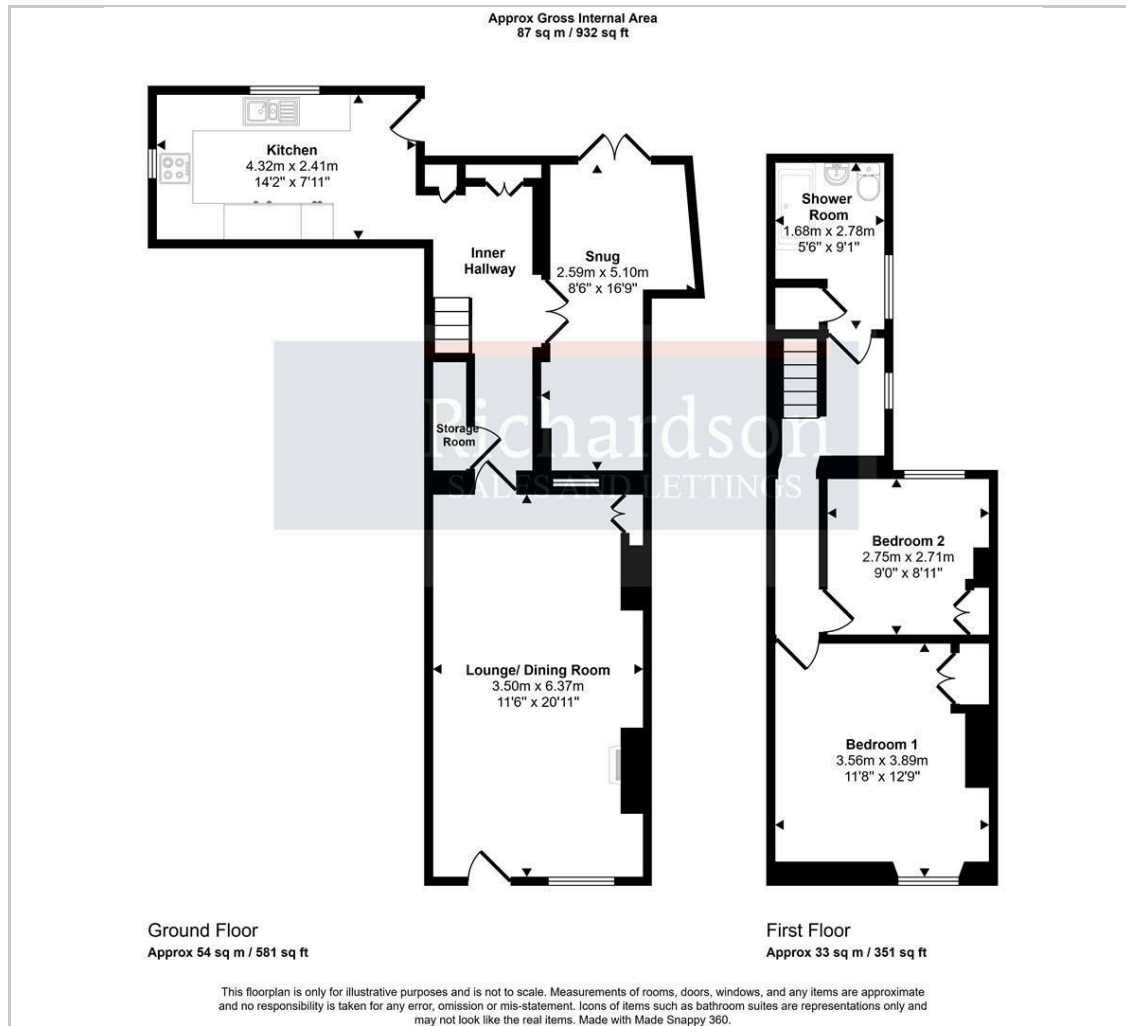
According to Ofcom: Ultrafast Full Fibre is available  
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

**Viewing**

By telephone appointment with Richardson Surveyors post@richardsonsurveyors.co.uk



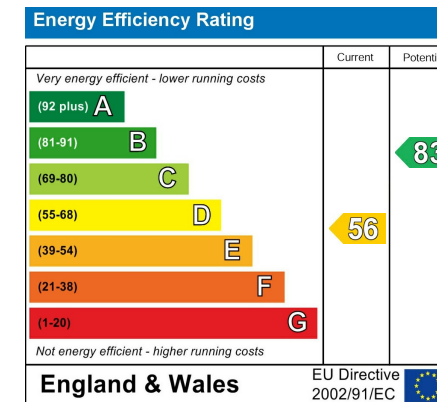
## Floor Plan



## Area Map



## Energy Efficiency Graph



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**Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB**

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