



Lea View
Ryhall PE9 4HZ

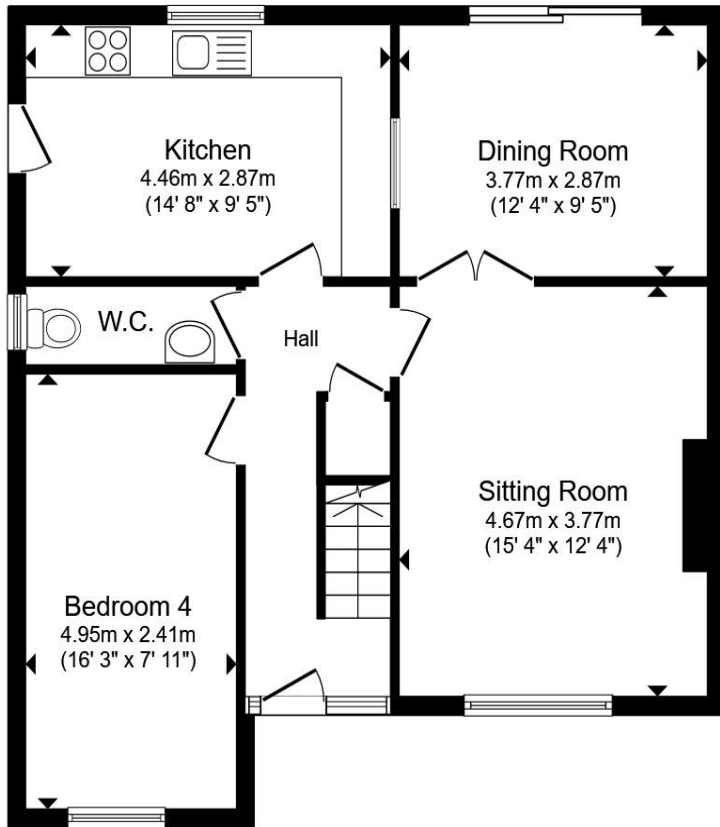


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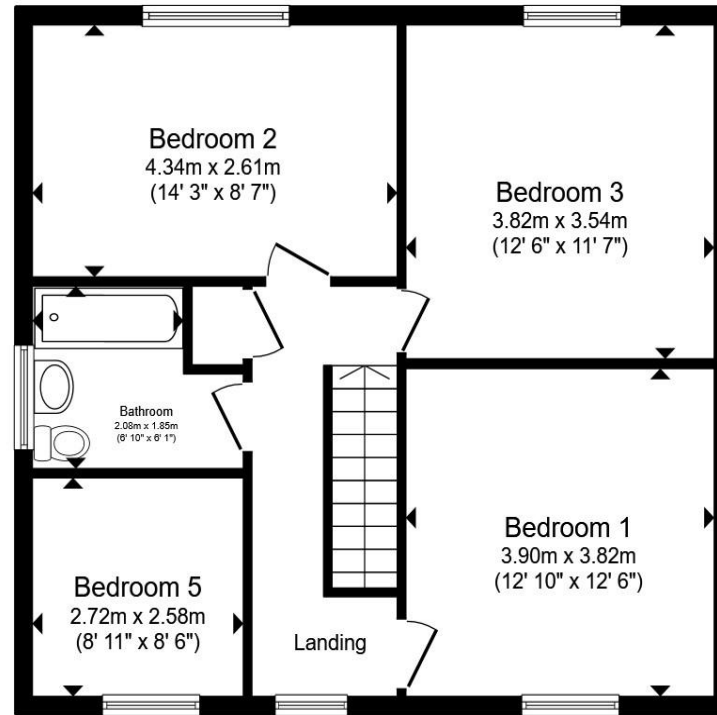
Welcome to **Lea View**

Situated in a sought-after village location close to Stamford, this four-bedroom detached home occupies a generous plot and offers versatile accommodation, making it an ideal choice for families.





Ground Floor



First Floor

Entrance Hall

Sitting Room

15' 4" x 12' 4" (4.67m x 3.76m)

Dining Room

12' 4" x 9' 5" (3.76m x 2.87m)

Kitchen

14' 8" x 9' 5" (4.47m x 2.87m)

Cloakroom

Additional Reception/Bedroom

16' 3" x 7' 11" (4.95m x 2.41m)

Bedroom One

12' 10" x 12' 6" (3.91m x 3.81m)

Bedroom Two

14' 3" x 8' 7" (4.34m x 2.62m)

Bedroom Three

12' 6" x 11' 7" (3.81m x 3.53m)

Bedroom Four/Five

8' 11" x 8' 6" (2.72m x 2.59m)

Bathroom

6' 10" x 6' 1" (2.08m x 1.85m)

Total floor area 130.4 sq.m. (1,404 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement.

A party must rely upon its own inspection(s). Powered by www.propertybox.io



Welcome to

Lea View

- Detached family home
- Four/five bedrooms
- Offers scope to extend & improve, subject to planning
- Generous plot
- Popular village with amenities & primary school
- Double garage

Tenure: Freehold EPC Rating: E
Council Tax Band: E

guide price

£450,000

The village benefits from a range of amenities, including a primary school and two public houses, adding to its appeal. The property offers scope to extend and improve, subject to planning permission. The entrance hall leads through to the sitting room, featuring double doors opening into the dining room. Patio doors provide access to the rear garden, creating a lovely connection between the living space and the outdoors.

The kitchen is fitted with a range of units, a built-in oven and hob, and space for additional appliances, with a door providing convenient access to the garden. Completing the ground floor is a versatile additional room, which could be used as a bedroom, a home office or an additional reception room, together with a cloakroom.

To the first floor, there are four bedrooms, one of which benefits from built-in wardrobes, alongside the family bathroom.

Externally, the property enjoys a generous plot. To the front, a lawned garden and driveway provide ample parking and lead to the double garage. The rear garden is south westerly facing and predominantly laid to lawn, complemented by a patio seating area, mature trees and established shrub borders, offering an attractive outdoor space for relaxing and entertaining.

Early viewing is highly recommended to appreciate the space, versatility and setting this detached home has to offer.



Please note the marker reflects the
postcode not the actual property

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