

## Beech View Ryhall Road, Great Casterton, Stamford, PE9 4AR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

\*GUIDE PRICE £450,000 - £475,000\* Occupying a generous plot and enjoying open field views to the front, this detached three bedroom bungalow has been extensively improved and modernized by the current owners, offering well-presented and versatile accommodation throughout.

The property benefits from a recently installed gas-fired central heating system, uPVC double-glazed windows, a newly fitted kitchen, and a modern bathroom, creating a comfortable home that is ready to move into. Internally, there are two reception rooms, providing flexible living space, alongside the contemporary kitchen which flows into a conservatory, ideal for enjoying views over the garden.

Externally, the property truly excels, boasting a range of useful outbuildings including a spacious garage, car port, multiple storage rooms, a wooden workshop, and a summer house. The gardens are arranged with a combination of patio and lawn, making the most of the generous plot and outdoor space.

The bungalow is well positioned within easy reach of Stamford, the A1, and the surrounding countryside, offering an excellent balance of rural setting and accessibility.

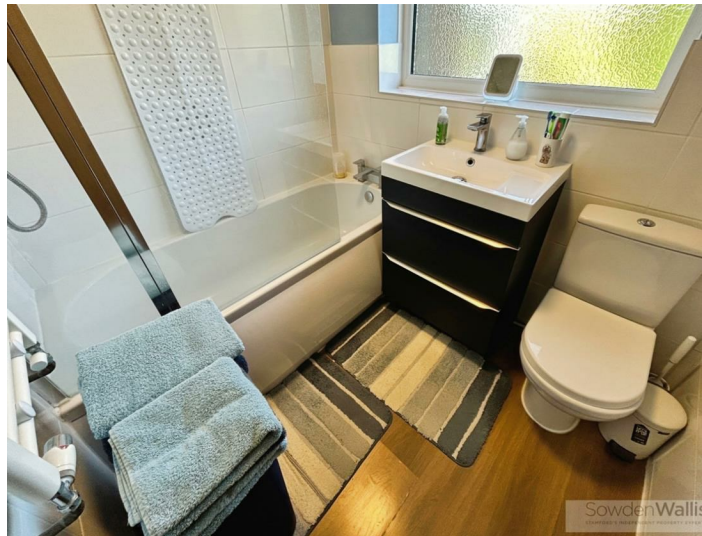
Viewing is highly recommended to fully appreciate the standard of finish, space on offer, and the enviable setting of this well-improved bungalow.

**Guide Price £450,000 Freehold**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Completely Modernised & Renovated Bungalow
- Recently Fitted Gas Fired Central Heating, Fully Re-Wired, uPVC windows & doors, Refitted Kitchen, Bathroom & Internal Doors
- Ample Off Road, Parking with a Granite Cobbled & Yorkshire Stone Driveway and Single Detached Garage
- Multiple Outside Storage Areas & Summer House
- Viewing Highly Recommended

- Three Bedrooms
- Great Location, Close to Rutland's Popular Schools, With A Regular Bus Service to Town
- Spacious and Sunny Rear Garden
- Council Tx Band C - EPC Rating C



## ACCOMMODATION:

**Entrance Hall**  
3.84m x 1.27m (12'7 x 4'2)

**Sitting Room**  
4.11m x 4.04m (13'6 x 13'3)

**Dining Room**  
3.84m x 2.41m (12'7 x 7'11)

**Kitchen**  
3.25m x 2.54m (10'8 x 8'4)

**Conservatory**  
3.10m x 2.64m (10'2 x 8'8)

**Main Bedroom**  
4.04m x 3.05m (13'3 x 10')

**Bedroom Two**  
3.23m x 2.62m (10'7 x 8'7)

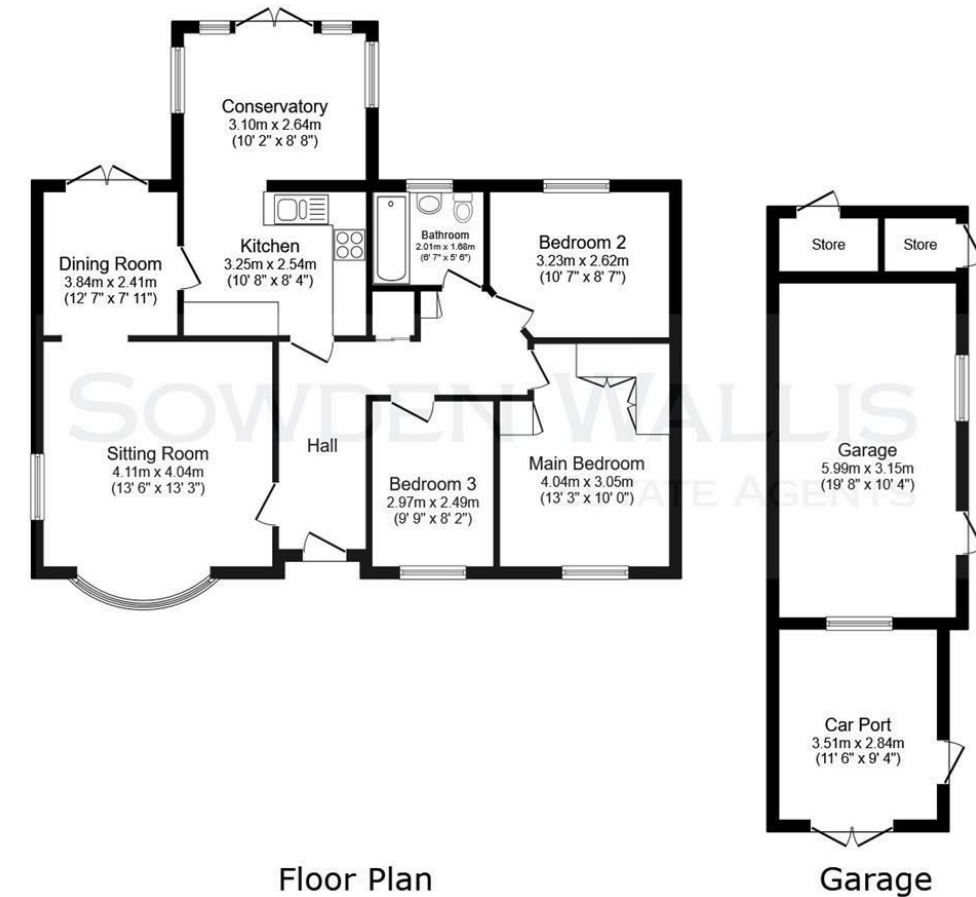
**Bedroom Three**  
2.97m x 2.49m (9'9 x 8'2)

**Bathroom**  
2.01m x 1.68m (6'7 x 5'6)

**Garage**  
5.99m x 3.15m (19'8 x 10'4)

**Car Port**  
3.56m x 2.84m (11'8 x 9'4)

## FLOOR PLAN:



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)