



Ryhall Road, Stamford

In Excess of £325,000

 **NEWTON FALLOWELL**

## 35a Ryhall Road

Stamford, Stamford

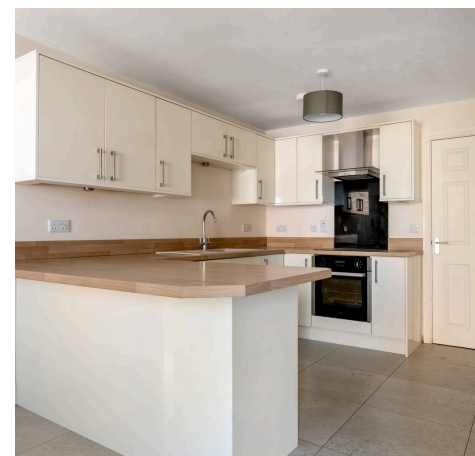
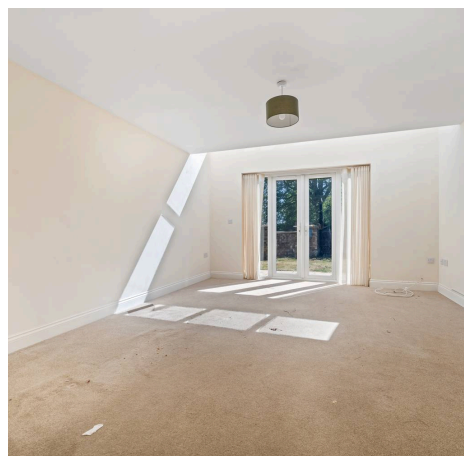
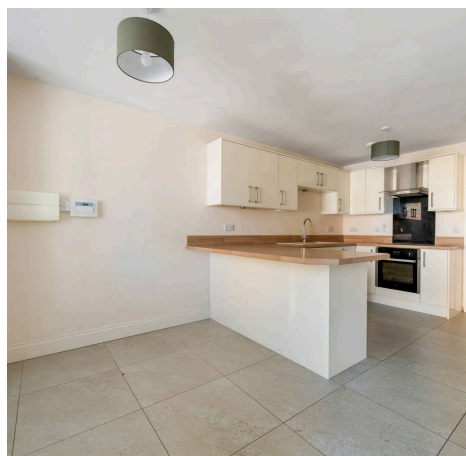
**\*\*No onward chain\*\*** Newton Fallowell are delighted to bring to the market this beautifully presented three-bedroom semi-detached townhouse, ideally situated close to the heart of Stamford and its wide range of amenities.

The property boasts a stylish modern kitchen diner with underfloor heating, a spacious living room, three double bedrooms, two bathrooms, a downstairs WC, a landscaped rear garden, and two off-road parking spaces.

Arranged over three floors, the property is entered via the front into a welcoming entrance hall, leading into the contemporary kitchen diner. This space features a range of modern wall and base units, integrated appliances, underfloor heating, and a useful storage cupboard beneath the stairs housing the washing machine. From here, a doorway leads to an inner hallway providing access to the downstairs cloakroom and the living room, which benefits from French doors and a skylight, flooding the space with natural light.

To the first floor, the landing serves two well-proportioned double bedrooms, both with built-in wardrobes, and a four-piece family bathroom with a separate walk-in shower. The second floor hosts the impressive principal bedroom, complete with a walk-in wardrobe, eaves storage, and a three-piece en-suite shower room.

Externally, the property benefits from two allocated off-road parking spaces. Gated side access leads to a private, enclosed rear garden featuring a patio seating area, lawn, and a useful tool store.





**Entrance Hall**

5' 0" x 4' 1" (1.52m x 1.24m)

**Kitchen/Diner**

18' 8" x 12' 11" (5.70m x 3.93m)

**Living Room**

15' 9" x 13' 1" (4.80m x 4.00m)

**WC**

4' 8" x 3' 10" (1.42m x 1.18m)

**Bedroom One**

18' 1" x 9' 9" (5.50m x 2.97m)

**En-Suite**

9' 5" x 7' 4" (2.86m x 2.24m)

**Bedroom Two**

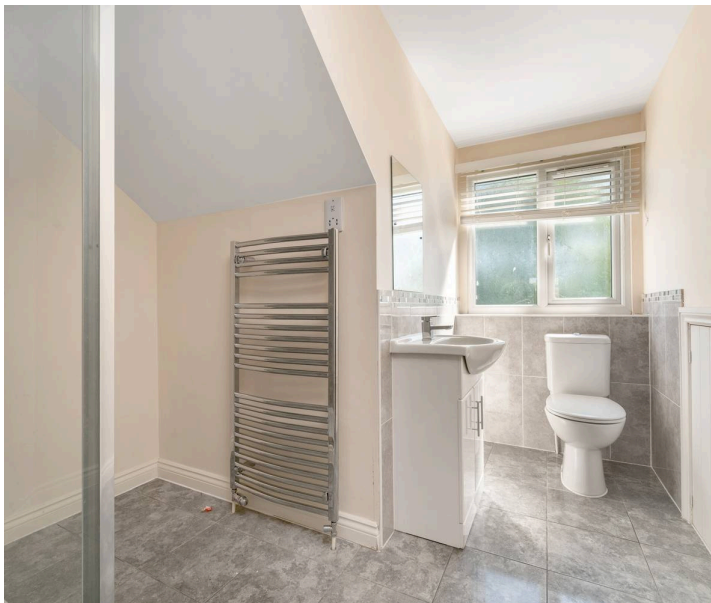
13' 3" x 12' 3" (4.03m x 3.74m)

**Bedroom Three**

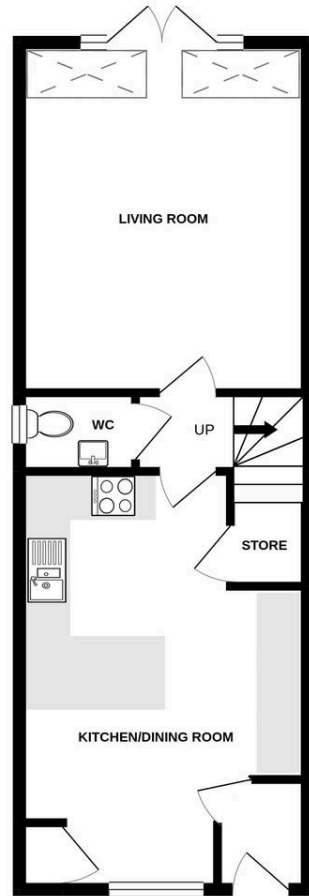
13' 3" x 12' 8" (4.05m x 3.87m)

**Bathroom**

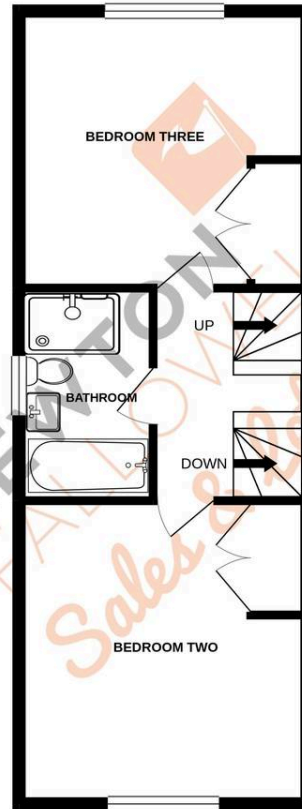
9' 9" x 5' 9" (2.97m x 1.75m)



GROUND FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



2ND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.3 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.  
Made with Metropix ©2021

## Newton Fallowell - Stamford

Newton Fallowell Estate Agents, 4 Ironmonger Street - PE9 IPL

01780 754530 · [stamford@newtonfallowell.co.uk](mailto:stamford@newtonfallowell.co.uk) · [newtonfallowell.co.uk/stamford](http://newtonfallowell.co.uk/stamford)