



**Spinney Lane
Ryhall PE9 4HU**

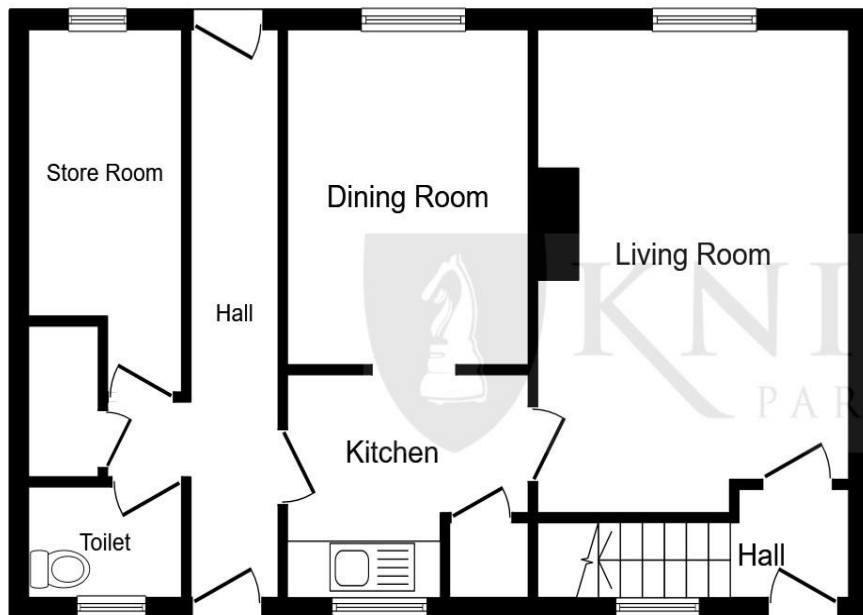


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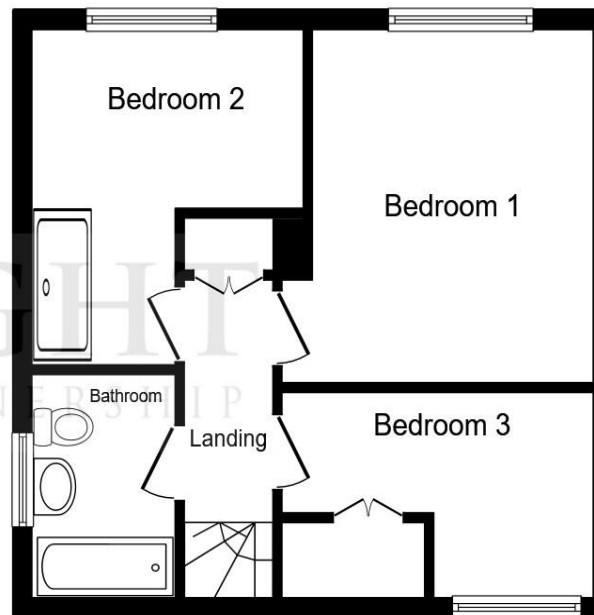
Welcome to
Spinney Lane
Ryhall

Situated in this popular Rutland village offering many amenities including a well-thought of primary school, two pubs, a cafe and post office, whist being just a short drive to Stamford, is this three-bedroom home. With scope to extend and improve (stp) and has generous gardens.





Ground Floor



First Floor

Entrance Hall

Living Room

16' 8" x 11' 8" (5.08m x 3.56m)

Kitchen

7' 9" x 9' (2.36m x 2.74m)

Dining Room

11' 8" x 9' (3.56m x 2.74m)

Inner Hall

Cloakroom

Storeroom

12' 8" x 5' 9" (3.86m x 1.75m)

Additional Storeroom

Bedroom One

12' 2" x 12' (3.71m x 3.66m)

Bedroom Two

11' 8" x 9' 11" (3.56m x 3.02m)

Bedroom Three

7' 3" x 12' (2.21m x 3.66m)

Bathroom

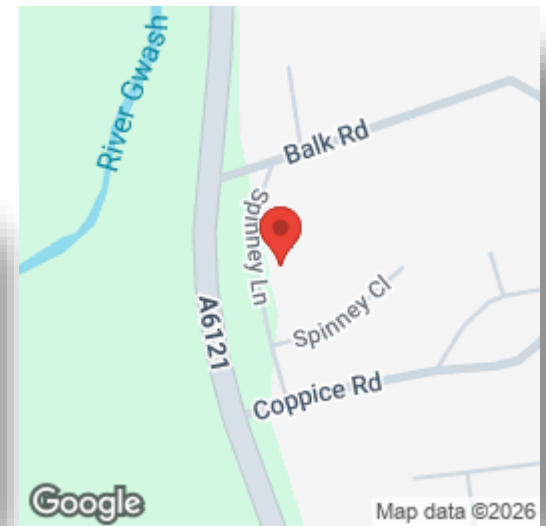
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to Spinney Lane Ryhall

- Potential to Extend & Improve
- Popular Rutland Village
- Generous Gardens
- Amenities Including Schooling, Shop & Two Pubs
- Three Bedrooms
- Potential for Off Road Parking
- No Chain

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

guide price
£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SMD105106 - 0005



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