



Beech View Ryhall Road, Great Casterton
£449,950

 **NEWTON FALLOWELL**

Beech View Ryhall Road

Great Casterton, Stamford

Must See Property! Newton Fallowell are delighted to offer this stunning extended three-bedroom detached bungalow, occupying a generous plot with open field views to the front. The property has been extensively improved and modernised 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 contemporary bathroom, creating a comfortable home that is ready to move into. Internally, there are two reception rooms providing flexible living space, along with a modern kitchen that flows seamlessly into a conservatory—ideal for enjoying views over the garden.

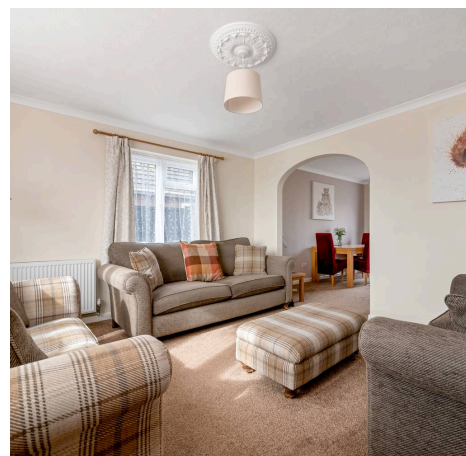
Externally, the property truly excels, featuring a range of useful outbuildings including a spacious garage, car port, multiple storage rooms, a wooden workshop, and a summer house. The gardens combine patio and lawn areas, making the most of the generous plot and outdoor space.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Kitchen

10' 9" x 8' 4" (3.27m x 2.54m)

Breakfast Room

10' 2" x 9' 5" (3.09m x 2.86m)

Dining Room

7' 11" x 12' 8" (2.42m x 3.85m)

Lounge

13' 7" x 13' 2" (4.13m x 4.02m)

Bedroom One

10' 0" x 12' 9" (3.05m x 3.89m)

Bedroom Two

8' 7" x 10' 8" (2.61m x 3.25m)

Bedroom Three

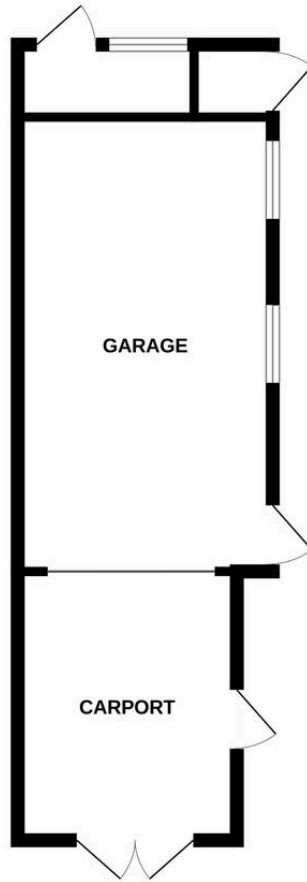
8' 2" x 9' 10" (2.49m x 2.99m)

Bathroom

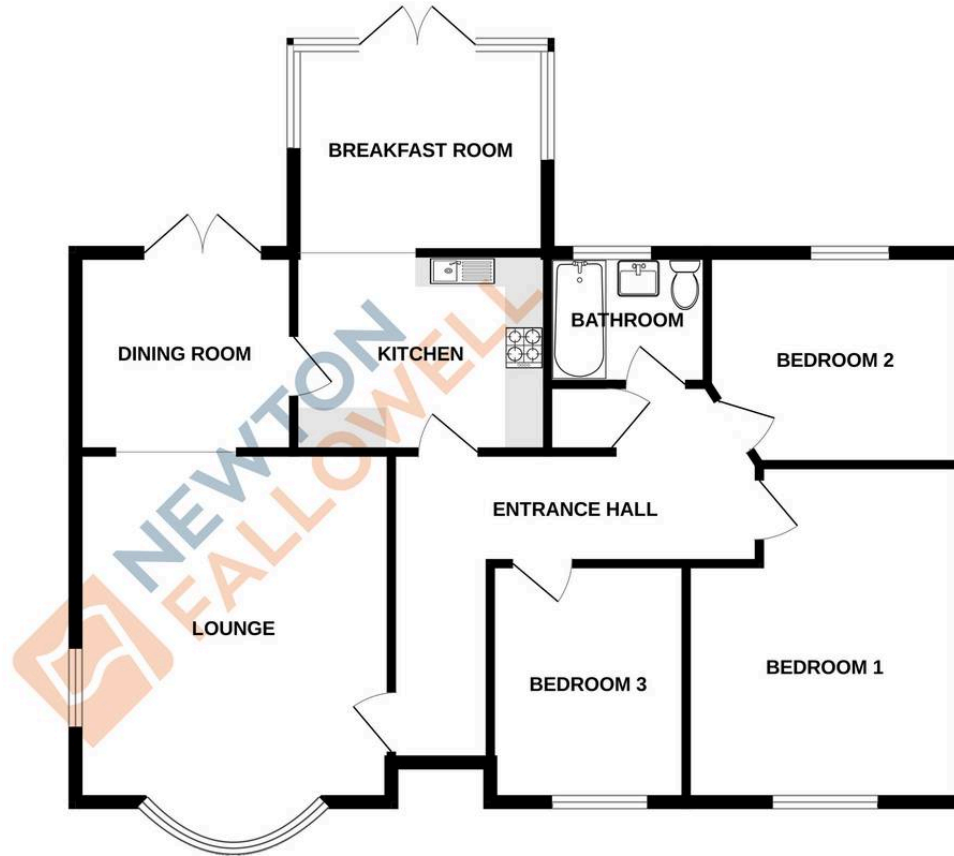
6' 7" x 5' 6" (2.01m x 1.68m)



GARAGE
345 sq.ft. (32.0 sq.m.) approx.



GROUND FLOOR
967 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 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.
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Newton Fallowell - Stamford

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