



Waterside

Ryhall, PE9 4EY

Nestled towards the end of a private cul de sac in the heart of the sought after Village of Ryhall, this spacious four or five bedroom detached home boasts generous gardens with river frontage and flexible living space just moments from the well loved village pub and local shop. Viewing a must. No onward chain.

Asking Price £695,000

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- Established Detached Family Home • Highly Sought After Rutland Village • Well Presented Throughout In Tucked Away Position
- 4/5 Bedrooms
- Large Conservatory with Underfloor Heating
- Please refer to attached Key Facts for Buyers for Material Information Disclosures
- Large gardens running Down to the River Gwash
- Potential to Further Extend STPP
- Parking for Several cars
- No Onward Chain

Entrance Porch

Cloak Room

Entrance Hall

Living Room

20'4" x 11'5" (6.20 x 3.48)

Kitchen / Diner

23'4" x 20'4" (7.11 x 6.20)

Conservatory

17'4" x 13'8" (5.28 x 4.17)

Utility Room

10'10" x 6'11" (3.30 x 2.11)

Bedroom Five

13'11" x 9'8" (4.24 x 2.95)

En-suite

First Floor Landing

Master bedroom

13'5" x 10'7" (4.09 x 3.23)

En-Suite

Bedroom Two

11'6" x 10'6" (3.51 x 3.20)

Bedroom Three

11'6" x 9'4" (3.51 x 2.84)

Bedroom Four

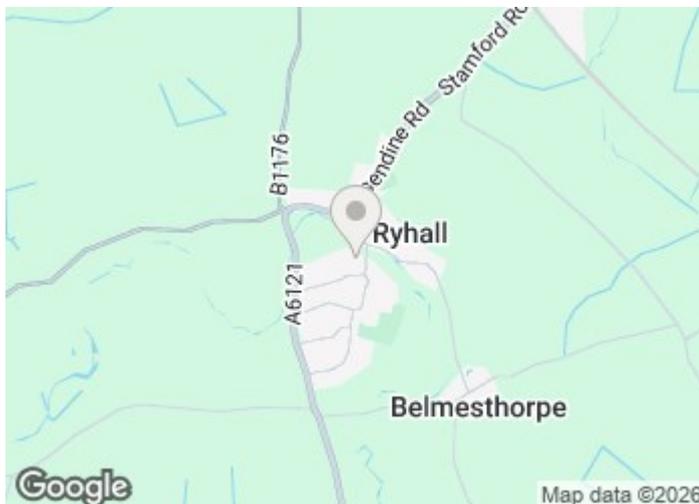
10'3" x 7'3" (3.12 x 2.21)

Family Bathroom

Store Room

Driveway

Rear Garden

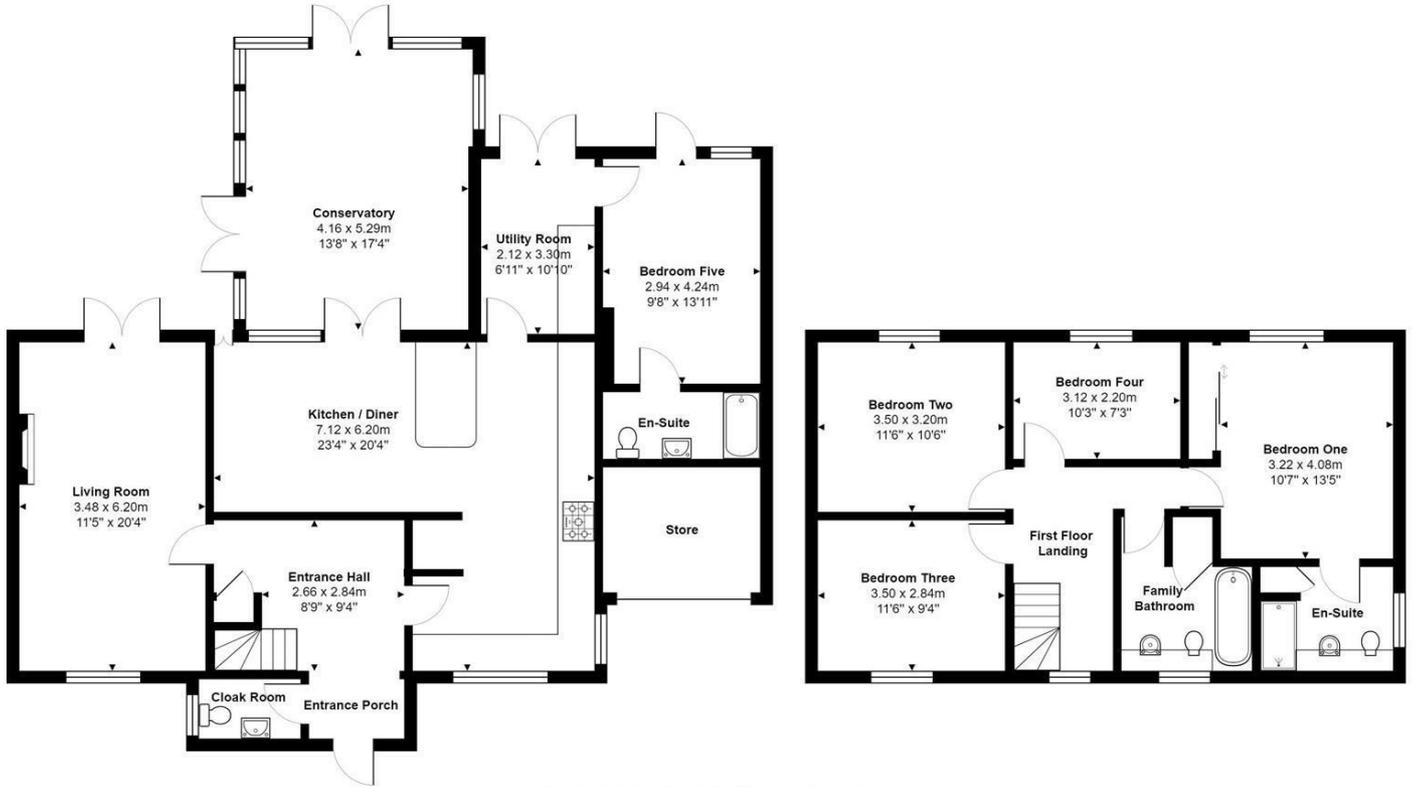


Directions

Please use post code PE9 4EY for Sat-Nav assistance



Floor Plan



Total Area: 188.1 m² ... 2025 ft² (excluding garage)
 All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	