Essendine Road, Ryhall
Stamford, Rutland, PE9 4HE

NEWTONFALLOWELL

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£2,300 PCM

Set within the delightful Rutland village of Ryhall in a most private setting is this executive stone constructed detached family home boasting FOUR DOUBLE BEDROOMS, all with en-suite's, three reception rooms, a stunning family kitchen, a private rear garden, parking for 3-4 cars and a double garage.

The property is set to the end of a private gravelled driveway shared with one neighbouring property which meets a block paved driveway with ample parking for 3-4 cars and a double garage. On entering the property you are greeted by the spacious reception hall with stairs rising to the first floor landing and meeting the ground floor WC and all rooms. The sitting room is set to the rear of the property with french doors leading to the rear garden, there is a further family / formal dining room and a larger than expected study / home office. The kitchen is stunning. Fitted with a wealth of units and surface areas including a central island and ample space for a large table & 8 chairs (not included). There is a separate laundry room and access to the garden and garage. To the first floor there are four bedrooms all with en suite shower / bathrooms and some with fitted wardrobes.

Outside there are enclosed rear gardens with one corner being dedicated to a children's play area, access to the front garden which has been block paved for ease of maintenance and parking for 3-4 cars meeting a double integral garage.

Entrance Hall
14'10 x 13'10 (4.52m x 4.22m)

Ground Floor WC
6'7 x 3'3 (2.01m x 0.99m)

Lounge
23'5 x 16'3 (7.14m x 4.95m)

Family Room
20'7 x 14'7 (6.27m x 4.45m)

Study
13'11 x 8'1 (4.24m x 2.46m)

Kitchen / Diner
27'1 x 15'8 (8.26m x 4.78m)

Laundry Room
12'5 x 7'8 (3.78m x 2.34m)

First Floor Landing
31'2 x 5'4 (9.50m x 1.63m)

Master Bedroom
15'2 x 13 (4.62m x 3.96m)

Ensuite
8'6 x 7'10 (2.59m x 2.39m)

Bedroom Two
14'6 x 14'6 (4.42m x 4.42m)

Guest Ensuite
9'6 x 6'11 (2.90m x 2.11m)

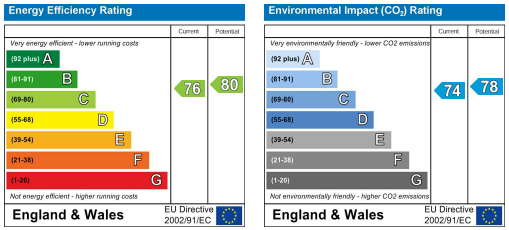
Bedroom Three
11'6 x 10'10 (3.51m x 3.30m)

Ensuite Three
8'6 x 6'6 (2.59m x 1.98m)

Bedroom Four
15'2 x 11'6 (4.62m x 3.51m)

Ensuite Four
11'9 x 7'7 (3.58m x 2.31m)

Outside
Enclosed gardens, driveway & double garage.



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