



New Road,
Ryhall, PE9 4HL

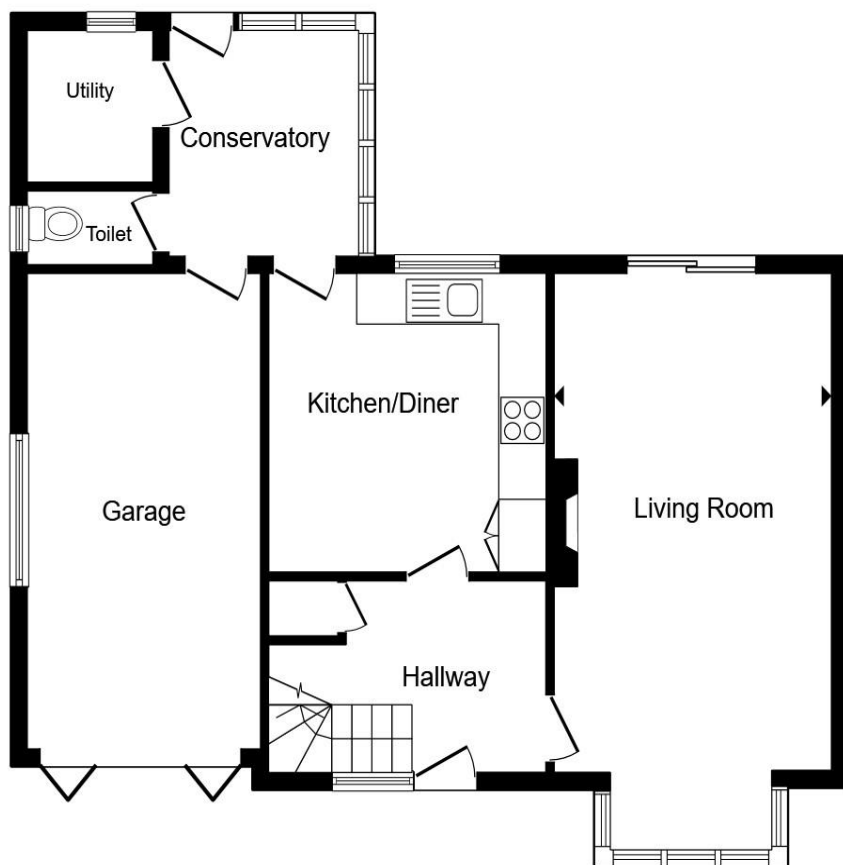


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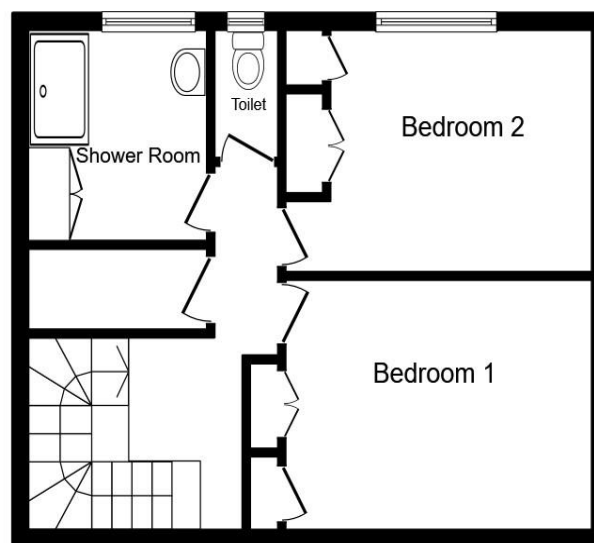
Welcome to **New Road**

This spacious detached home is situated in the heart of this popular village, only a short drive to Stamford and offering many amenities including a well-thought of Primary school, a shop and two pubs, and benefits from having a generous plot.





Ground Floor



First Floor

Entrance Hall

Living Room

19' 11" x 11' 11" (6.07m x 3.63m)

Kitchen Dining Room

11' 11" x 12' 2" (3.63m x 3.71m)

Conservatory

8' 1" x 9' 5" (2.46m x 2.87m)

Utility Room

6' 1" x 5' 2" (1.85m x 1.57m)

Cloakroom

Bedroom One

12' 1" x 9' 9" (3.68m x 2.97m)

Bedroom Two

9' 9" x 12' 1" (2.97m x 3.68m)

Storage Room

7' 5" x 3' 4" (2.26m x 1.02m)

Shower Room

8' 4" x 6' 9" (2.54m x 2.06m)

Cloakroom

Garage

18' 5" x 9' 7" (5.61m x 2.92m)

Total floor area 115.3 sq.m. (1,241 sq.ft.) approx

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.propertybox.io



Welcome to

New Road

- Spacious Detached Home
- Two Double Bedrooms
- Generous Plot
- Potential to Improve & Extend (STP)
- Garage
- Popular Village Location

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

The property offers scope to extend & improve and offers accommodation briefly comprising:- Entrance hall leading to the living room with walk-in bay window and patio doors out to the rear garden. Also off the hall is the kitchen dining room with a door through to the conservatory, cloakroom and utility room. There is a door from the conservatory into the garage.

Upstairs there are two double bedrooms, both with built-in cupboards, a storeroom, separate cloakroom and a shower room with large walk-in shower.

To the front of the property there is a walled lawned garden and driveway leading to the garage, and the rear garden is of a good size and offers privacy with mature borders.

The property has great potential and must be viewed to be fully appreciated.

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SMD105215 - 0002



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