

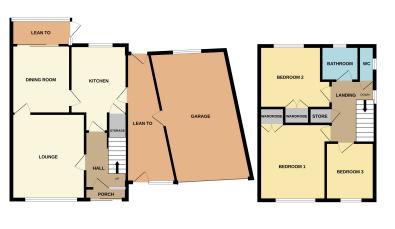
'Making your move easier'



16 Highlands, Ryhall, Stamford, Lincolnshire PE9 4HN

£240,000

т: 01778 382300





*** CUL-DE-SAC LOCATION - NO ONWARD CHAIN *** This three bedroom semi-detached home is located in the sought-after village of Ryhall. In need of modernisation, this property would make a fantastic family home, with potential to extend (STP). Briefly comprising a porch, entrance hall, lounge, kitchen and dining room. Upstairs, there are three bedrooms and a family bathroom with a separate WC. This home is situated on a fantastic corner plot, with a garage, off road parking and a south easterly facing garden. Call 01780 757788 to book your personal viewing. Council Tax Band C / EPC Currently Unavailable.

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RYHALL

The village of Ryhall has a great community feel, and boasts village shop, 9'1" x 7'9" (2.77m x 2.36m) (Approx) Window to the front. Storage heater. primary school, playing field and 2 public houses.

SLIDING DOORS TO:

PORCH

Door to:

HALL

Stairs to first floor accommodation. Storage heater.

LOUNGE

13' 6" x 11' 7" (4.11m x 3.53m) (Approx) Fireplace, storage heater. Window to the front. Door to:

DINING ROOM

10' 9" x 9' 4" (3.28m x 2.84m) (Approx) Sliding doors to the lean to.

LEAN TO:

Windows to the front and side. Door to the side.

KITCHEN

10' 8" x 8' 11" (3.25m x 2.72m) (Approx) Fitted with eye level and base units with worktop over. Understair pantry. Sink and drainer. Electric hob and eye level oven. Space and plumbing for washing machine, space for undercounter fridge. Serving hatch to dining room. Window to the rear, door to the side.

LEAN TO ACCESS TO GARAGE

Door and window to the front. Door to garage, door to the rear.

LANDING

Window to the side. Loft access, storage cupboard.

BEDROOM ONE

12' 0" x 11' 3" max (3.66m x 3.43m) (Approx) Window to the front. Built-in wardrobe, storage heater.

BEDROOM TWO

11' 3" max x 9' 9" (3.43m x 2.97m) Window to the rear. Built-in wardrobe.

BEDROOM THREE

BATHROOM

Fitted with a two piece suite comprising bath with shower over and wash hand basin. Part tiled. Window to the rear.

WC

WC. Window to the side. Part tiled

GARAGE

Up and over door, window to rear. Light and power connected.

OUTSIDE

To the front, the garden is laid to lawn with hedge border. A path leads to the front door. Driveway to garage provides off road parking.

To the rear, the south easterly facing garden is mostly laid to lawn and enclosed by timber fencing with hedge surround. A path leads to the rear.

AGENT NOTE:

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.





in do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither confirmed or verified the legal title of the property. All prospective purchasers must satisfy thems lves as to the correctness and cy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans sl not to scale and are meant as a guide only

7 High Street Peterborough, PE6 8ED т: 01778 382300