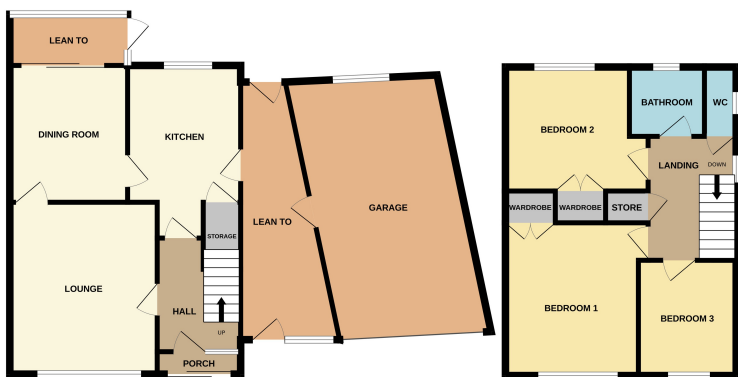




**16 Highlands, Ryhall, Stamford, Lincolnshire PE9 4HN**

**£240,000**



**\*\*\* 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.



**RYHALL**

The village of Ryhall has a great community feel, and boasts village shop, 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**

9' 1" x 7' 9" (2.77m x 2.36m) (Approx) Window to the front. Storage heater.

**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.

