



**12 New Road, Ryhall, Stamford, Lincolnshire PE9 4HL**

**£300,000**



**\*\*\* SPACIOUS PLOT \*\*\*** This two bedroom semi-detached house is situated in the sought after village of Ryhall, located close to Stamford and near to Bourne. Briefly comprising modern kitchen/diner, spacious lounge with feature fireplace, and a refitted family bathroom. Upstairs, there are two double bedrooms, both with built-in wardrobes, and an en-suite to the principle. Outside, there are front and rear gardens, with off road parking and a detached garage. Viewing is highly recommended to appreciate the plot size. Call 01780 757788 to book your personal viewing. EPC Energy Rating E / Council Tax Band C.

### ENTRANCE

UPVC front door with window to side, stairs to first floor accommodation with storage under, tiled flooring, and radiator.

### LOUNGE

17' 9" x 11' 7" (5.41m x 3.53m) (Approx) UPVC window to front and UPVC French doors to rear, feature fireplace with Gazco electric fire, downlighting and radiator.

### KITCHEN/DINER

17' 9" x 10' 2" (5.41m x 3.10m) (Approx) Fitted with a range of base and eye level units with worktops over, stainless steel sink with drainer and mixer tap over, eye level double oven, induction hob with glass splashback and extractor over, fridge/freezer, washing machine, integrated 3/4 dishwasher, tiled flooring and downlighting. UPVC windows to front and side, UPVC French doors to rear and radiator.

### BATHROOM

Fitted with a three piece suite comprising bath with shower over and glass shower screen, pedestal wash hand basin and low level WC. UPVC window to rear, fully tiled, chrome heated towel rail and downlighting.

### LANDING

UPVC window to rear, radiator and loft access.

### BEDROOM ONE

13' 4" x 9' 3" (4.06m x 2.82m) (Approx) UPVC window to side, built-in storage cupboards and radiator.

### EN-SUITE

Fitted with a three piece suite comprising shower, low level WC and pedestal wash hand basin. Partly tiled, chrome heated towel rail and downlighting.

### BEDROOM TWO

13' 1" x 11' 8" (3.99m x 3.56m) (Approx) UPVC windows to front and rear, built-in storage cupboards and radiator.

### OUTSIDE

The partially walled front garden is mainly laid to lawn, with mature bushes and shrubbery. There is ample off road tandem parking, a gravelled area and footpath leading to the front door.

To the rear, the landscaped garden is mainly laid to lawn, with hedging, mature shrubs and fruit trees. There is a large patio under a gazebo, a footpath leading to the rear of the garden, a gravelled area providing seating options and a detached garage.

### GARAGE

Up and over door, window and personnel door to side.

### 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.

