



**Rosedale**  
PROPERTY AGENTS

*'Making your move easier'*



**16 Highlands, RYHALL, Stamford PE9 4HN**

**£260,000**



\*\*\* CUL-DE-SAC LOCATION \*\*\* This three-bedroom semi-detached home offers an excellent opportunity for those looking to modernise and create a fantastic family residence. Occupying a generous corner plot, the property has great potential to extend (subject to planning permission) and benefits from a garage, off road parking, and a south-easterly facing garden. The accommodation comprises a porch, entrance hall, lounge, kitchen, and dining room on the ground floor, with three bedrooms, a family bathroom, and a separate WC upstairs. Early viewing is highly recommended, call 01780 757788 to arrange your personal tour. Council Tax Band C / EPC Energy Rating D.

[rosedaleproperties.co.uk](http://rosedaleproperties.co.uk)

**T: 01778 382300**



## 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.

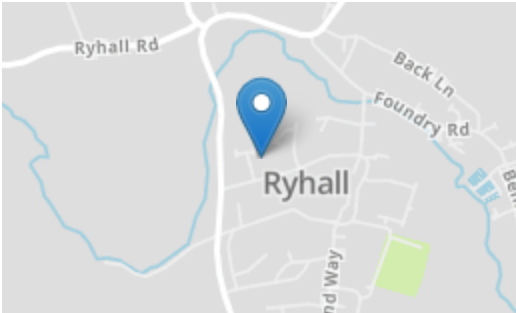
To the rear, the south easterly facing garden is mostly laid to lawn and enclosed by timber fencing with hedge surround. A path leads to the rear.

## FLOORPLAN

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.

## AGENT NOTE

The vendor has advised that a gas supply is already connected to the property, allowing for the future installation of gas central heating.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		59
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

