



Poppin, New Road, Ryhall, Stamford PE9 4HL

£375,000



*** VILLAGE LOCATION *** This three bedroom extended property is situated in the heart of Ryhall, a sought-after village close to Stamford. Briefly comprising three reception rooms, refitted kitchen, modern shower room, and utility room. Upstairs, there are three bedrooms, one with built-in wardrobes which is currently used as a dressing room, and a family bathroom. Externally, there is ample off road parking and a single garage. Call 01780 757788 to arrange your personal viewing. EPC Energy Rating D - Council Tax Band C.

DOOR INTO:

ENTRANCE HALL

Stairs to first floor accommodation with cupboard under. Radiator. Window to the front.

LOUNGE

22' 4" x 11' 9" (6.81m x 3.58m) (approx) Fireplace with inset log burner. Two radiators. Coving to ceiling. Window to the front.

FAMILY ROOM

10' 6" x 10' 3" (3.20m x 3.12m) (approx) Coving to ceiling, radiator. French doors to the rear.

DINING ROOM

13' 4" x 8' 9" (4.06m x 2.67m) Radiator, coving to ceiling, inset spotlights. French doors to the rear, with windows either side.

KITCHEN

15' 7" x 9' 0" (4.75m x 2.74m) (approx) Fitted with a range of eye level and base units with worktops over. Belfast style sink with stainless steel mixer tap over, and tile effect splashback. Space for American style fridge / freezer, space and plumbing for dishwasher. Inset spotlights, coving to ceiling.

UTILITY ROOM

Space and plumbing for washing machine and tumble dryer. Radiator, part tiled. Window to the rear and door to side.

SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle with rainfall shower head, wash hand basin and WC. Heated towel rail, fully tiled. Window to the side.

LANDING

Window to the side. Airing cupboard, loft access.

BEDROOM ONE

13' 2" x 9' 8" (4.01m x 2.95m) (approx) Window to the front. Coving to ceiling, radiator, panelling.

BEDROOM TWO

13' 9" x 8' 5" (4.19m x 2.57m) (approx) Window to the rear. Radiator, coving to ceiling.

BEDROOM THREE

9' 2" x 5' 7" (2.79m x 1.70m) (approx) Window to the front. Coving to ceiling. Built-in wardrobes, radiator.

BATHROOM

Fitted with a three piece suite comprising bath with rainfall shower over, wash hand basin and WC. Fully

tiled, chrome heated towel rail. Window to the rear.

GARAGE

Single garage with up and over door to the front. Light and power connected.

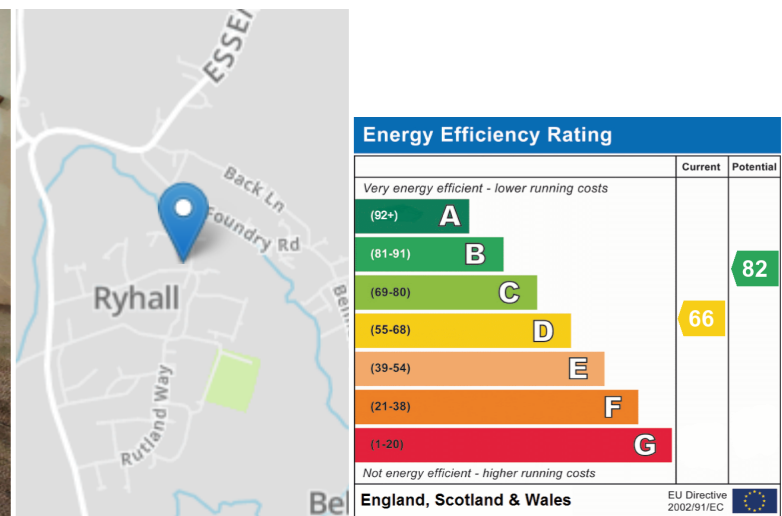
OUTSIDE

To the front a gravel driveway provides ample off road parking.

To the rear the garden is laid to lawn and enclosed by timber fencing gated to the front. Extensive patio areas.

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.



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