



10 Waterside, Ryhall, Stamford, Lincolnshire PE9 4EY

£625,000



*** DETACHED STONE BUILT FAMILY HOME *** An outstanding property built in a small cul de sac, located in the popular village of Ryhall just outside the historic town of Stamford. This well presented spacious home has a lovely feel to it, as soon as you enter the hall you get a real sense of space. The lounge is dual aspect with French doors leading into the wonderful garden and a bay window overlooking the front. As you enter the dining room and through to the kitchen/breakfast the light streams through the windows making the rooms feel bright and airy. There is also a utility room and cloakroom downstairs with internal access to the oversized garage. Upstairs from the landing there are four double bedrooms en suite and family bathroom. There is a very unique French style balcony off the main bedroom into the garden. The gardens front and back have been well maintained with lovely established trees and shrubs with manicured lawns and a traditional gravel driveway providing off road parking for several vehicles leading to the oversized single garage. This location is one of Ryhall's little jewels with easy access to pubs, shops and the historic town of Stamford. To full appreciate this outstanding property viewing is highly recommended. EPC energy rating D.

ENTRANCE HALL

Half glazed door to front aspect, Double glazed sealed window to front aspect, coving to ceiling, radiator, laminate flooring and stairs to first floor.

CLOAKROOM

Fitted with a two piece suite comprising low level W/C, pedestal wash hand basin, coving to ceiling, partly tiled walls, radiator and tiled flooring. Double glazed sealed window to front aspect.

DINING ROOM

12' 9" x 12' 1" (3.89m x 3.68m) (approx) Double glazed sealed window to rear aspect, coving to ceiling, radiator and door to :-

KITCHEN / BREAKFAST

12' 2" x 11' 6" (3.71m x 3.51m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap over, partly tiled walls, integrated oven, gas hob with extractor fan over, breakfast bar, plumbing for a dishwasher, down unit lighting, radiator, tiled flooring and coving to ceiling. double glazed sealed window to side aspect, Double glazed sealed window to rear aspect, Half glazed door to garden.

UTILITY ROOM

8' 7" x 7' 8" (2.62m x 2.34m) (approx) Fitted with a range of base units with work surfaces over, stainless steel sink unit, fridge / freezer space, partly tiled walls, coving to ceiling, and a radiator. Double glazed sealed window to side aspect and door to garage.

LOUNGE

23' 3" x 13' 4" (7.09m x 4.06m) (approx) Double glazed sealed bay window to front aspect, coving to ceiling, three radiators and fuel burner and double glazed sealed French doors to garden.

LANDING

Double glazed sealed window to front aspect, coving to ceiling, loft access and a radiator.

BEDROOM 3

10' 10" x 10' 3" (3.30m x 3.12m) (approx) Double glazed sealed window to front and rear aspect, coving to ceiling and a radiator.

BEDROOM 1

12' 2" x 10' 7" (3.71m x 3.23m) (approx) Double glazed sealed window to rear aspect, stable door to balcony, coving to ceiling and fitted wardrobes.

ENSUITE

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, bath with shower over, partly tiled walls, airing cupboard, tiled flooring and a radiator. Double glazed sealed window to rear aspect.

BEDROOM 4

10' 9" x 10' 7" (3.28m x 3.23m) (approx) Double glazed sealed window to front aspect, coving to ceiling and a radiator.

BEDROOM 2

10' 3" x 10' 3" (3.12m x 3.12m) (approx) Double glazed sealed window to front aspect, coving to ceiling and a radiator.

BATHROOM

Fitted with a three piece suite comprising low level W/C , pedestal wash hand basin, bath with shower over, coving to ceiling, shaving point, tiled flooring and a radiator. Double glazed sealed window to rear aspect.

