



17 Parkfield Road, Ryhall, Stamford, Lincolnshire PE9 4ER

£475,000



***** BEAUTIFUL VIEWS ***** This stunningly presented three bedroom detached home is situated in the sought-after village of Ryhall, and benefits from field views to the rear. Briefly comprising spacious entrance hall, utility room which doubles as a cloakroom, downstairs shower room, refitted kitchen/diner, dining room and a lounge, and conservatory, both with French doors onto the landscaped expansive rear garden. Upstairs, there are three bedrooms and a modern family bathroom, accessible via the generous galleried landing. Two of the bedrooms feature jack-and-jill access into a further versatile room, which could be utilised as a home office, playroom, or dressing rooms. Outside, the driveway offers ample off road parking in front of the garage. EPC Energy Rating D / Council Tax Band C.

UPVC FRONT DOOR INTO:

ENTRANCE HALL

UPVC window to the front, stairs to first floor accommodation, understair cupboard housing water softener, modern vertical radiator and inset spotlights.

UTILITY ROOM / DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising vanity wash hand basin with splashback and low level WC. UPVC window to the front, radiator, extractor fan, space and plumbing for washing machine.

SHOWER ROOM

Fitted with an oversized shower cubicle with rainfall shower head, fully tiled, UPVC window to the front, extractor fan and chrome heated towel rail.

KITCHEN

4.38m x 2.18m (14' 4" x 7' 2") (Approx) Fitted with a range of eye level and base units with worktops over, undermount stainless steel sink with 1/2 bowl and inset drainer, eye level double oven, gas hob with extractor over, space for fridge/freezer, inset spotlights and integrated dishwasher. UPVC window to the front and modern vertical radiator.

DINER

2.36m x 2.17m (7' 9" x 7' 1") (Approx) Base level units with worktops over, UPVC windows to the side and rear, radiator and inset spotlights.

DINING ROOM

3.46m x 3.03m (11' 4" x 9' 11") (Approx) Double fronted storage cupboard, modern vertical radiator, sliding barn style doors into lounge, UPVC sliding doors into conservatory.

CONSERVATORY

3.47m x 2.68m (11' 5" x 8' 10") (Approx) Brick and UPVC construction with French doors to the side, wall sconces and radiator.

LOUNGE

3.47m x 3.29m (11' 5" x 10' 10") (Approx) UPVC French doors into garden, half wall paneling and chimney breast. The fireplace is open behind the paneling.

GALLERIED LANDING

4.72m x 3.02m (15' 6" x 9' 11") (Approx) UPVC window to the front, airing cupboard and loft access with dropdown ladder.

BEDROOM ONE

3.50m x 3.47m (11' 6" x 11' 5") (Approx) UPVC window to the rear and radiator.

BEDROOM TWO

5.2m x 2.18m (17' 1" x 7' 2") (Approx) Two skylights, radiator and inset spotlights.

STUDY / DRESSING ROOM

2.18m x 1.95m (7' 2" x 6' 5") (Approx) Skylight, radiator and inset spotlights.

BEDROOM THREE

3.03m x 2.39m (9' 11" x 7' 10") (Approx) UPVC window to the rear and radiator.

BATHROOM

Fitted with a three piece suite comprising bath with shower over and glass shower screen, wash hand basin and low level WC. UPVC window to the front, fully tiled, extractor fan, chrome heated towel rail and inset spotlights.

OUTSIDE

To the front, the property is laid to lawn, with mature shrubbery, and a block paved driveway provides ample off road parking in front of the garage.

To the rear, the expansive rear garden is a true highlight, featuring a patio seating area, a lush lawn, and a variety of vibrant plants, shrubs, and trees, creating a serene environment.

SINGLE GARAGE

Up and over door, light and power connected.

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.

