

## 1 New Road, Ryhall, Stamford, Rutland, PE9 4HL

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
44	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
42	
EU Directive 2002/91/EC	

This superb semi detached home in the popular village of Ryhall offers well proportioned accommodation throughout.

The accommodation comprises of entrance hall, wc, sitting room, dining area, kitchen/diner with built in double oven and hob, master bedroom with ensuite shower room, two further bedrooms and a family bathroom.

The property further benefits from driveway parking, a single garage with separate workshop and a large rear garden with shed. Available 6th June 2021.

**£1,000 Per calendar month**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Superb semi detached home
- Stylish kitchen diner
- Two further bedrooms
- Council tax band C.
- Available 6th June 2021

- Popular village location
- Master bedroom with ensuite
- Garage and driveway parking
- EPC- E
- Deposit £1153



**ACCOMMODATION:**

**Entrance Hall**

**Sitting Room**  
4.24m x 4.24m (13'11 x 13'11)

**Dining Room**  
3.30m max x 3.48m (10'10 max x 11'5)

**Kitchen Breakfast Room**  
5.59m x 2.82m (18'4 x 9'3)

**WC**

**Bedroom One**  
4.50m x 2.77m (14'9 x 9'1)

**Ensuite**

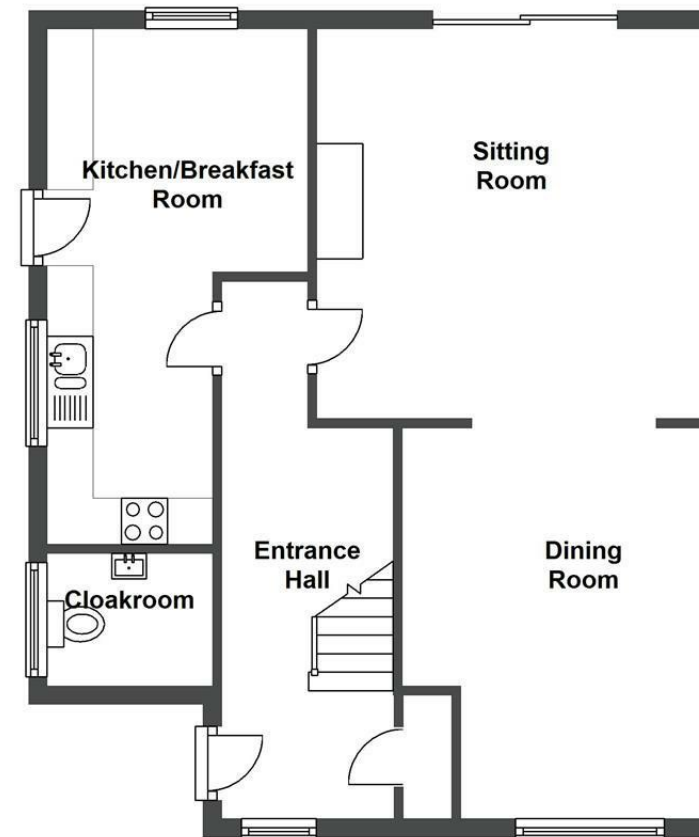
**Bedroom Two**  
3.45m x 2.84m (11'4 x 9'4 )

**Bedroom Three**  
2.74m x 2.51m (9' x 8'3)

**Bathroom**

**FLOOR PLAN:**

**Ground Floor**



**First Floor**

