



St. Johns Close, Ryhall

In Excess of £400,000

24 St. Johns Close

Ryhall, Stamford

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

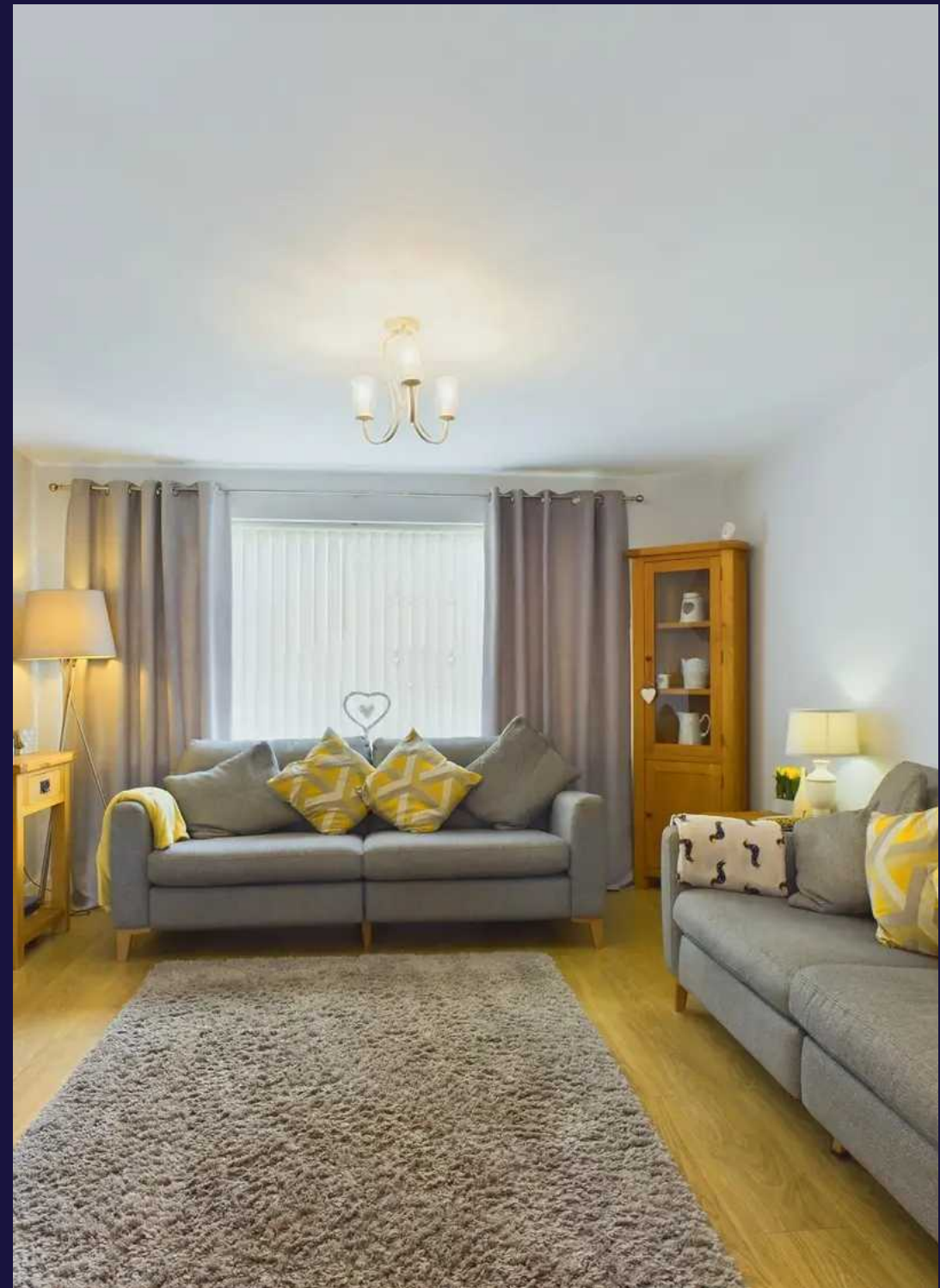
EPC Environmental Impact Rating: F

Life in Ryhall

Ryhall is a charming village that is loved by families and couples alike. It offers an impressive range of amenities to cater to every need and preference. When you stroll through the village's picturesque streets, you will find the beloved village shop and post office, which serves as the heart of the community right from the main square. You will also find three inviting village pubs nestled among the quaint surroundings, each offering delicious food and a warm welcome to families and even their furry companions. (Technically, one tucked away in Belmsthorpe, easily accessible via a leisurely stroll across Ryhall meadows)

But Ryhall's allure doesn't end there. If you dive deeper into its vibrant fabric, you will discover a treasure trove of delights. For instance, there is a library filled with stories waiting to be explored, a church resonating with the melodies of a devoted congregation, and a bustling village hall buzzing with activity. Sports enthusiasts can revel in the 'meadows' playing fields, where camaraderie flourishes among various clubs. Others can enjoy the serenity of the tennis courts or the fun-filled children's parks.

Education is also a priority in Ryhall, which takes pride in its thriving primary school, nurturing the minds of the next generation. Ryhall is just a stone's throw away from the bustling town of Stamford, and residents benefit from easy access to its amenities thanks to regular bus services.





Porch

3' 3" x 6' 11" (1.00m x 2.10m)

As you step inside the property through the black UPVC door at the front, you will find yourself in the porch area. The porch has a combination of brick and UPVC panels, with obscured glass that ensures privacy. The floor is tiled with a light-coloured stone tile, which makes it easy to clean. Another UPVC door, with obscured glass side panels, leads into the hallway and allows natural light to brighten up the space.

Hallway

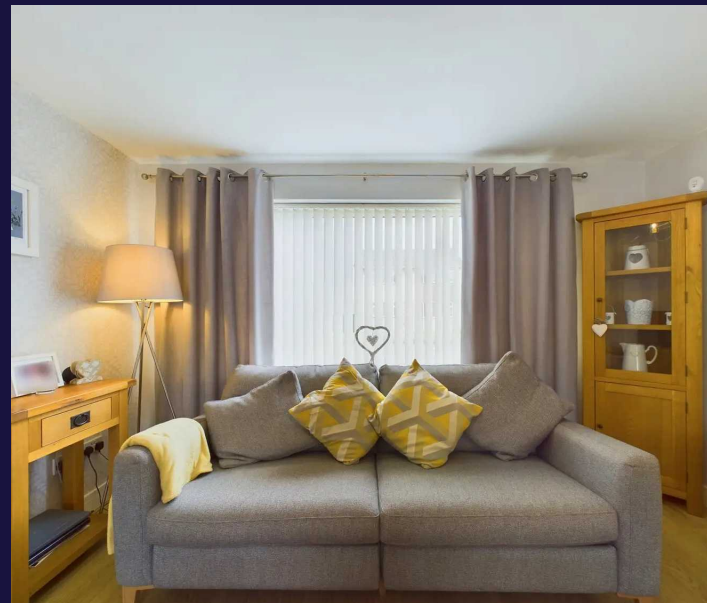
16' 0" x 6' 3" (4.89m x 1.91m)

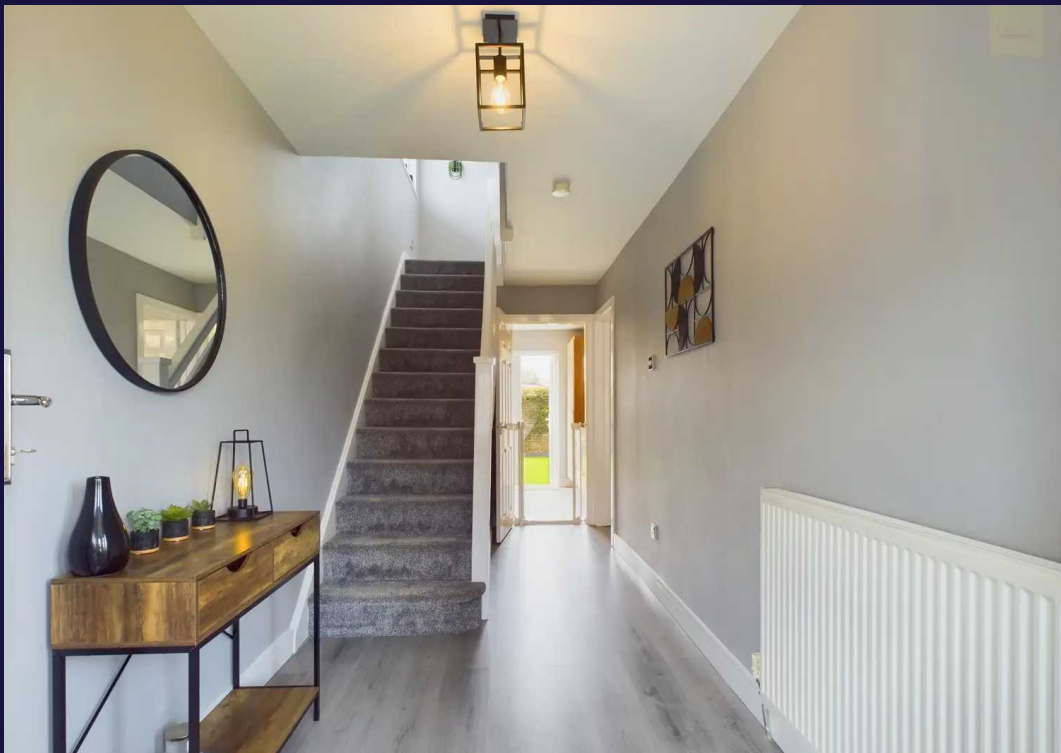
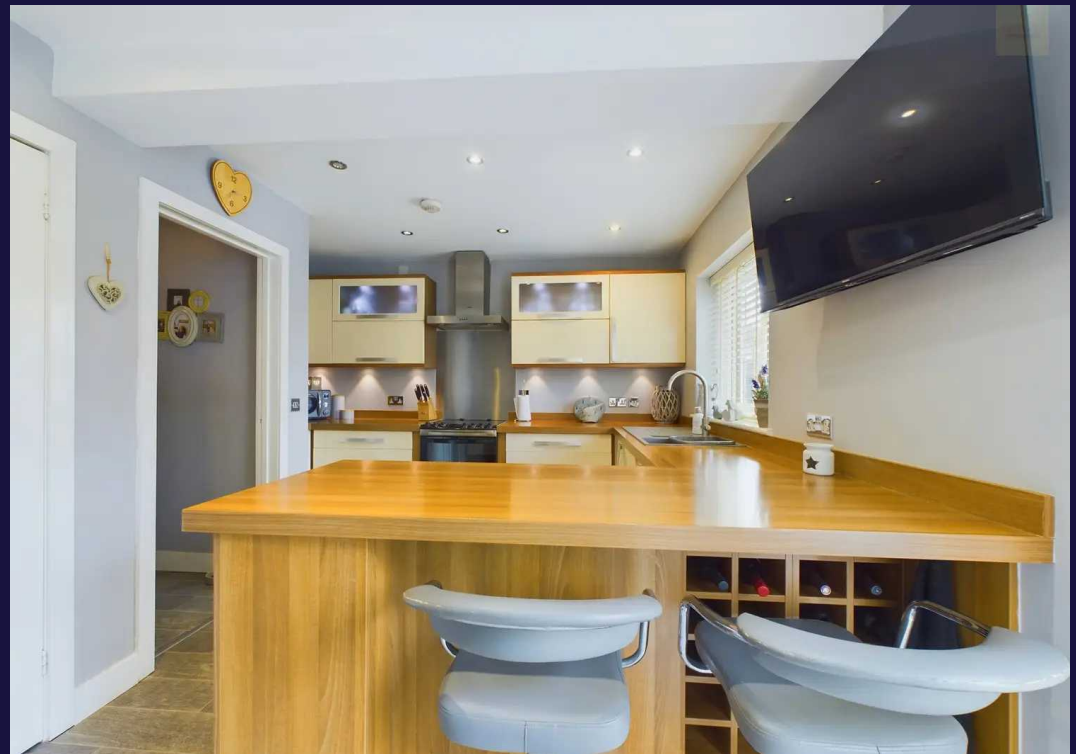
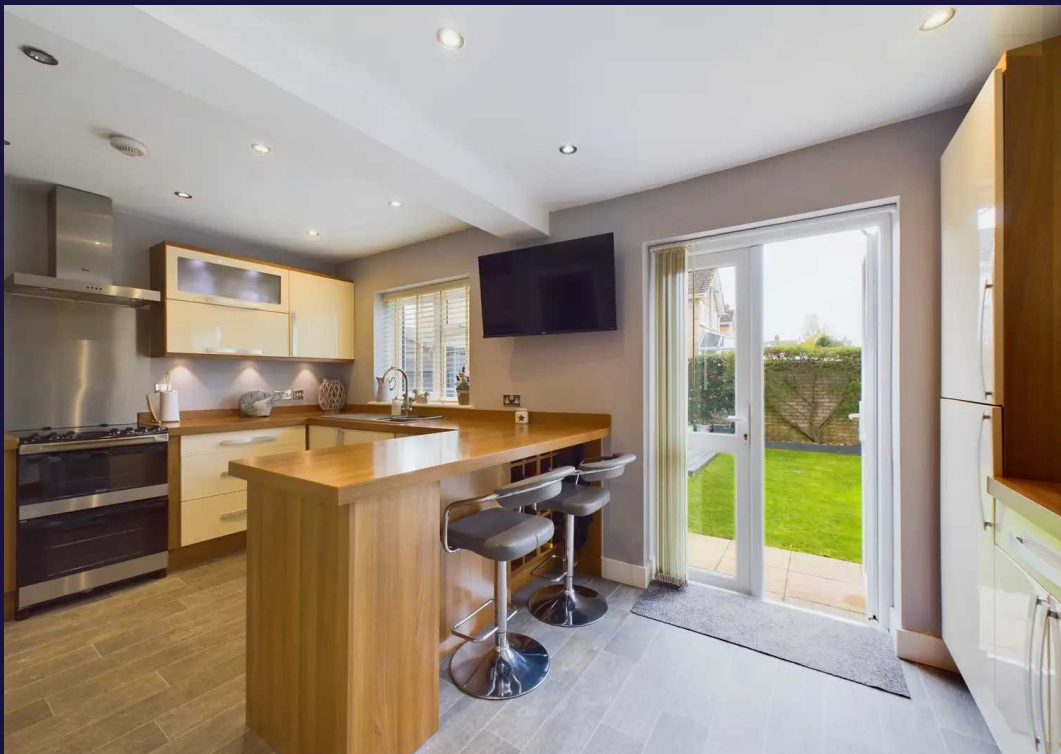
The hallway is a warm and inviting space, with light grey painted walls and laminate flooring. As you enter, to the left, a set of stairs, carpeted in a grey carpet, lead to the first floor. Straight ahead is the kitchen and the back of the property, while to the right, a door leads into the living and dining room.

Lounge / Diner

25' 5" x 12' 6" (7.74m x 3.80m)

After turning right off the hallway, you'll find yourself in a vast lounge diner. The main living space is on your right, providing ample room for furniture and plenty of natural light through a large window. For colder months, there is a log burner to keep you cosy and comfortable. The flooring is easy to maintain with a light oak effect laminate throughout. Turning around towards the back of the property, you'll see the dining area which is spacious enough to accommodate a 6-8 seater table. Featuring bi-fold doors that open up to the rear garden, this area is perfect for creating an indoor/outdoor living space during summer. The decor is neutral and calming with a wallpapered feature wall that runs the length of the space. The other walls are painted in a light grey colour





Kitchen

8' 10" x 16' 4" (2.70m x 4.98m)

As you enter the kitchen, it unexpectedly expands in width due to an added extension. The current kitchen features cream high-gloss units and wooden laminate worktops, but it is due for a makeover in the coming weeks. The flooring is a grey wood-effect laminate, and the walls are painted light grey. There is a wonderful breakfast bar area with under-counter wine storage, making it a sociable space to cook and eat together. The kitchen also has integrated plinth heaters, a fridge/freezer, a dishwasher, and a wine fridge. There are double doors that lead into the garden and another door to a rear hallway where a downstairs WC and an internal door to the garage are located.

Rear Hallway

7' 4" x 3' 3" (2.23m x 0.99m)

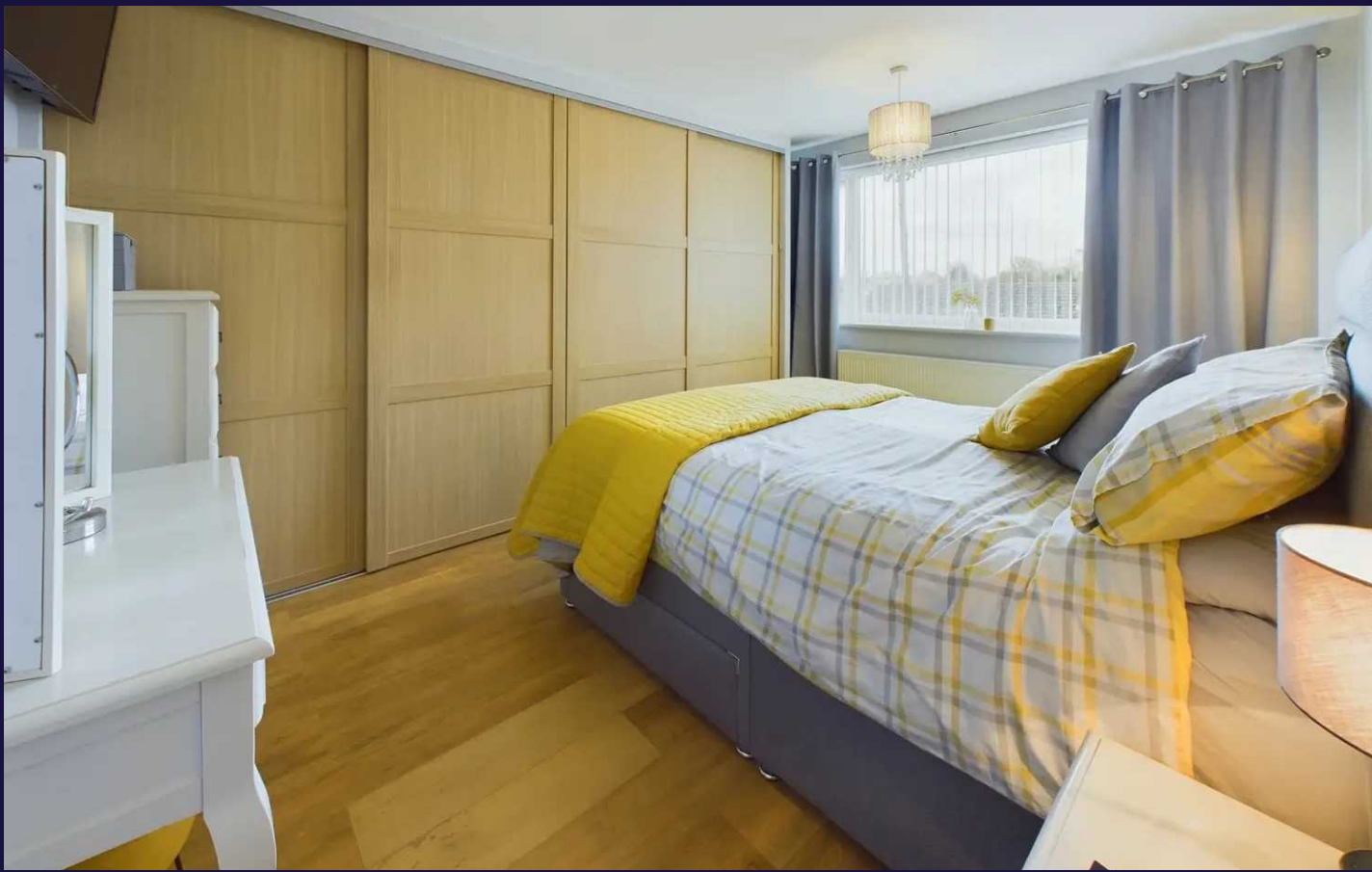
Featuring the same colour scheme as the kitchen, the rear hallway has doors off to a downstairs W and an internal door into the garage. The hallway can be closed off from the kitchen.

WC

4' 0" x 3' 5" (1.22m x 1.04m)

The downstairs WC has a neutral decor with white walls and grey wood effect laminate flooring, making it a useful amenity for both guests and occupants. It features a small vanity with built-in storage and a modern rectangular handbasin on top. The room also includes an obscured opening window and an extractor fan.





Landing

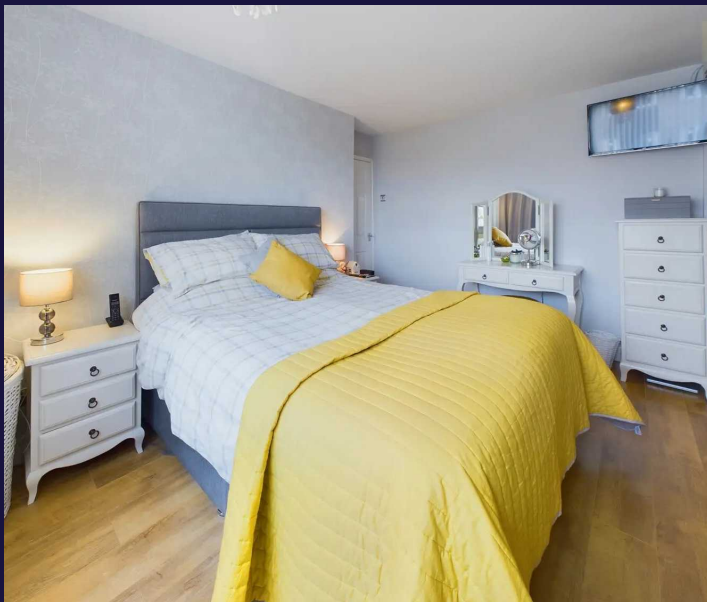
8' 11" x 6' 5" (2.73m x 1.95m)

As you ascend the grey-carpeted stairs, you will arrive at the landing area, which is brightened up by the natural light streaming in through the window. From this landing, you can access the bedrooms and the bathroom through their individual doors. There is also another door that opens to a generously sized airing cupboard with ample storage space. This is where you can find the boiler, which is easily accessible for maintenance and settings adjustment. The walls are painted a grey colour, and the carpet from the stairs continues on the landing. Additionally, the woodwork looks fresh and is glossed in white.

Bathroom

5' 7" x 8' 4" (1.70m x 2.54m)

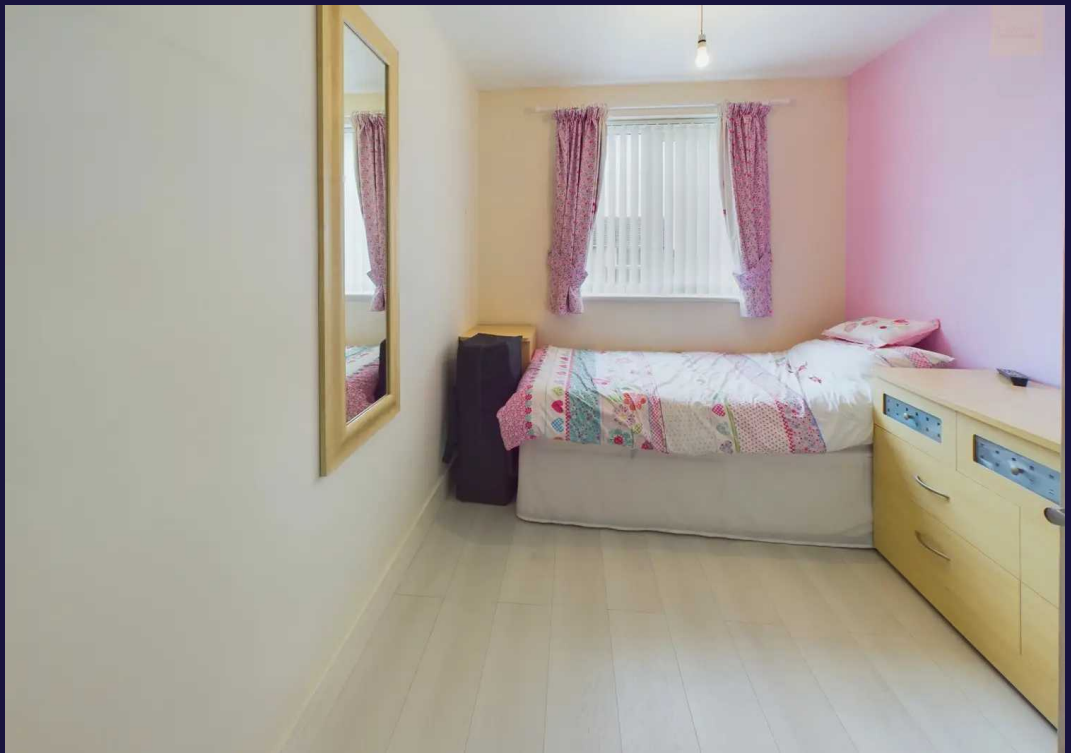
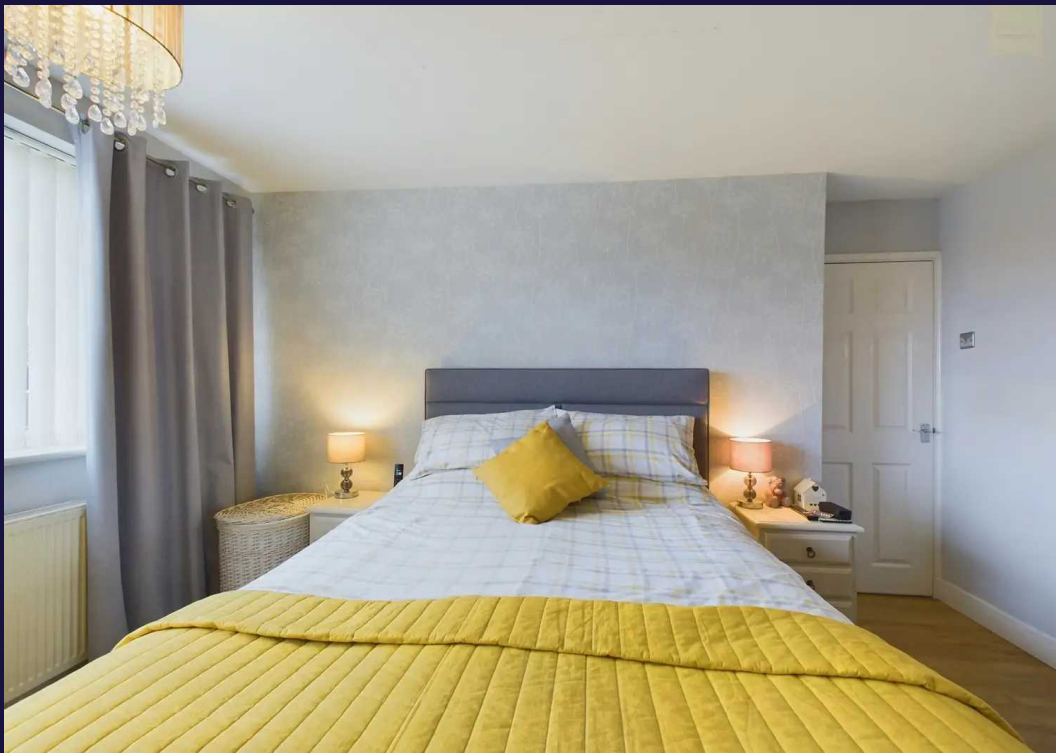
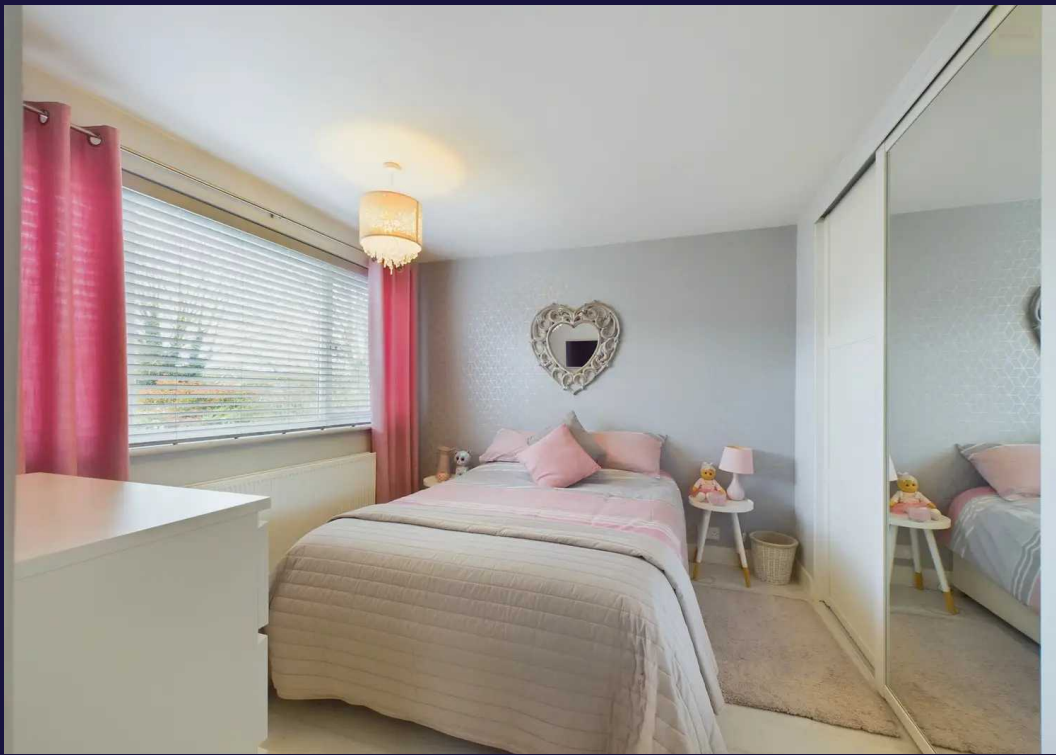
The bathroom boasts modern and bright features, including a built-in vanity unit with undercounter storage units and a sleek square wash basin. Furthermore, it has a large grey matt wall-hung towel heater/radiator that keeps the room warm and cosy. The bathroom also features a full-length bath with an overhead rainfall shower and a black crittall shower screen. The flooring is made of whitewashed wood-effect laminate, while the walls are painted in a light grey colour. There is a large obscured window that provides privacy while allowing plenty of light to enter the room.



Principal Bedroom

13' 4" x 9' 3" (4.06m x 2.83m)

This spacious room is situated at the front of the property and comes with a full wall of built-in storage. The large window in the room allows ample natural light to fill the space, and there is also a feature wall with a floral design in light grey wallpaper. The remaining walls are painted in light grey to blend with the overall décor.



The flooring is made of oak effect laminate, and there's plenty of space to add furniture and other decorative items.

Bedroom 2

9' 9" x 10' 5" (2.98m x 3.17m)

This bedroom has a beautiful view of the garden. It comes equipped with a full wall of built-in storage with both mirrored and wooden doors. The flooring has a lovely whitewashed laminate effect, while the walls are painted in a light grey shade. Additionally, there is a feature wall decorated with grey and silver geometric wallpaper to add a touch of elegance to the room.

Bedroom 3

10' 3" x 7' 9" (3.12m x 2.36m)

This room is currently set up as a single bedroom, but it has enough space to accommodate a double bed. Its whitewashed wood-effect laminate floors and white-painted walls with a pink feature wall create a cosy ambience. There is a built-in storage cupboard, and the room offers views over the front of the property.

Garage

13' 0" x 7' 11" (3.97m x 2.41m)

The garage has a functioning garage door and inside light. It's currently used for storage but it able to accommodate a small vehicle / motorbike.





Rear Garden

The garden is surrounded by fencing to ensure privacy and create a peaceful environment for relaxation and entertainment. The lounge/diner area leads to a raised decked area, while raised beds add colour and interest to the rear of the garden, making it easy to maintain. Additionally, there is another decked area with a covered seating space that is currently being used as a large outdoor dining area. The kitchen also leads to a patio area, and the rest of the garden comprises a lawn. Each side of the garden is gated off to provide a safer area for children and pets, while also allowing each side to be utilised as a separate zone.

Front Garden / Driveway

From the road, the property presents a front garden with a driveway that can accommodate two vehicles, and a separate lawn area that sits adjacent to a footpath leading to the front door, garage, and rear gates. The front of the property is designed to be low-maintenance yet visually appealing.

2 Parking Spaces

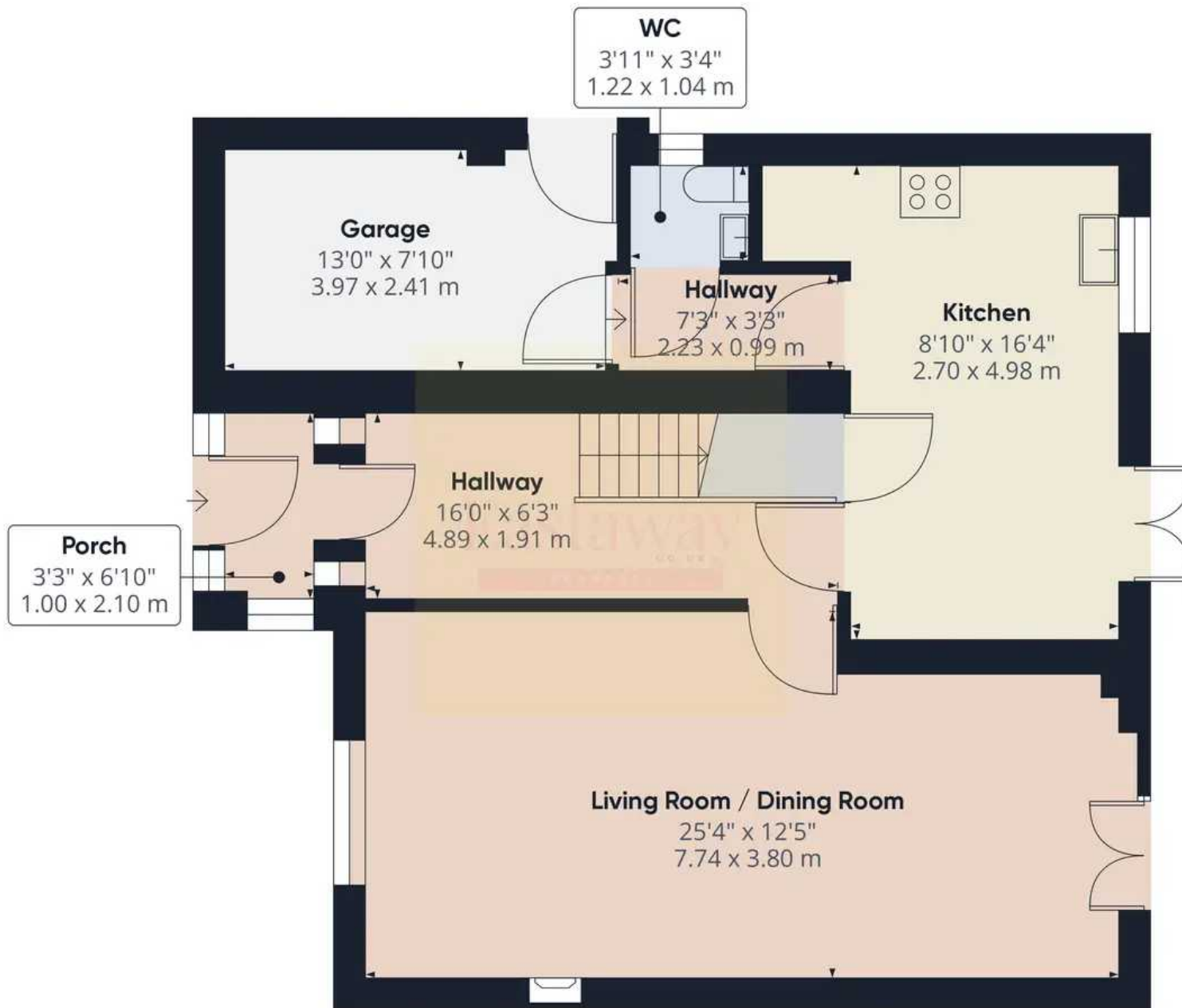
The driveway is made up of grey gravel with a border separating it from the grassed area. There is parking for two vehicles available.

Garage

Single Garage

Currently used as storage but may accommodate a small vehicle/motorbike.



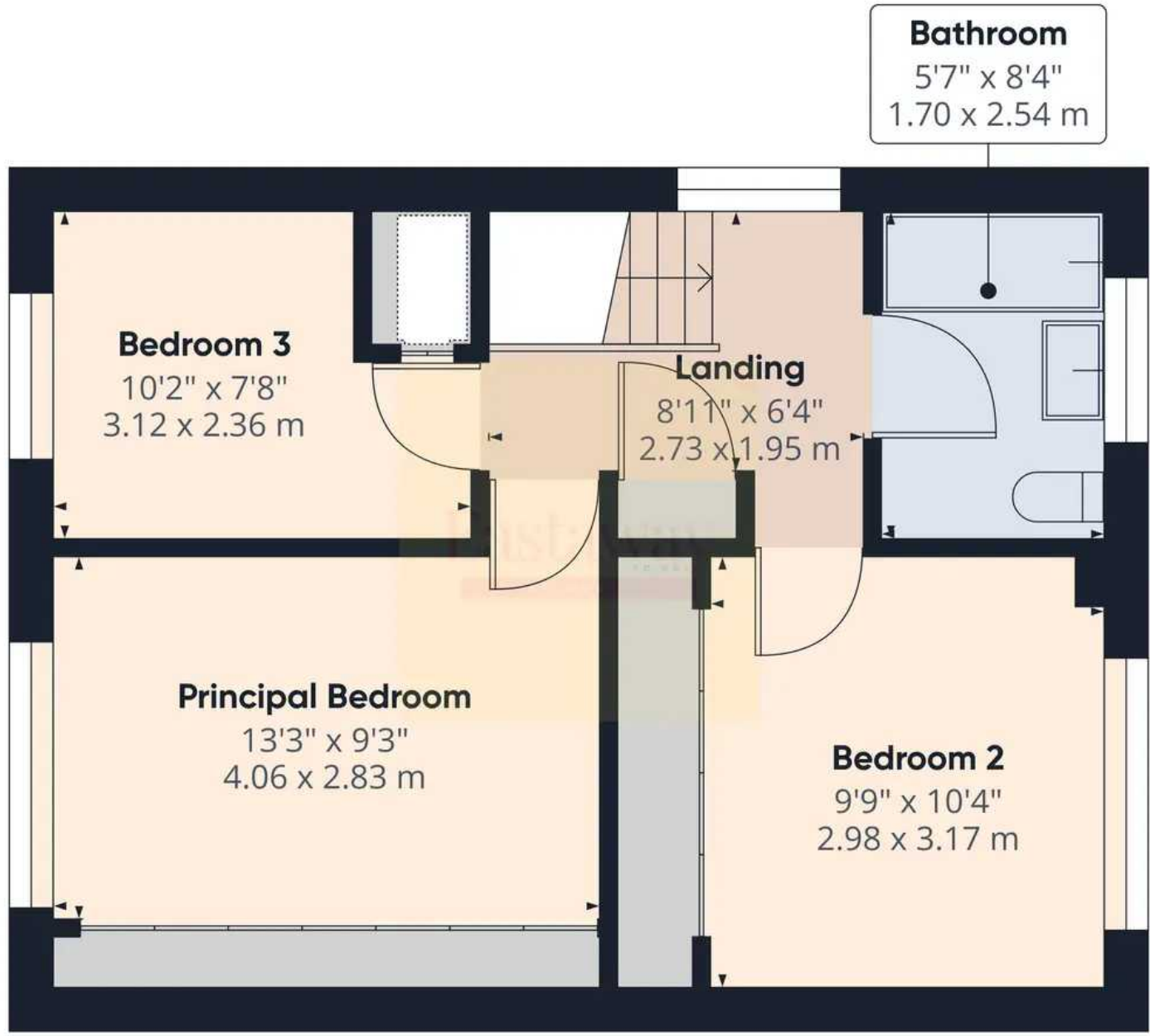


Approximate total area⁽¹⁾
732.23 ft²
68.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Ground Floor



Approximate total area⁽¹⁾

448.9 ft²

41.7 m²

(1) Excluding balconies and terraces

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Floor 1



Ground Floor



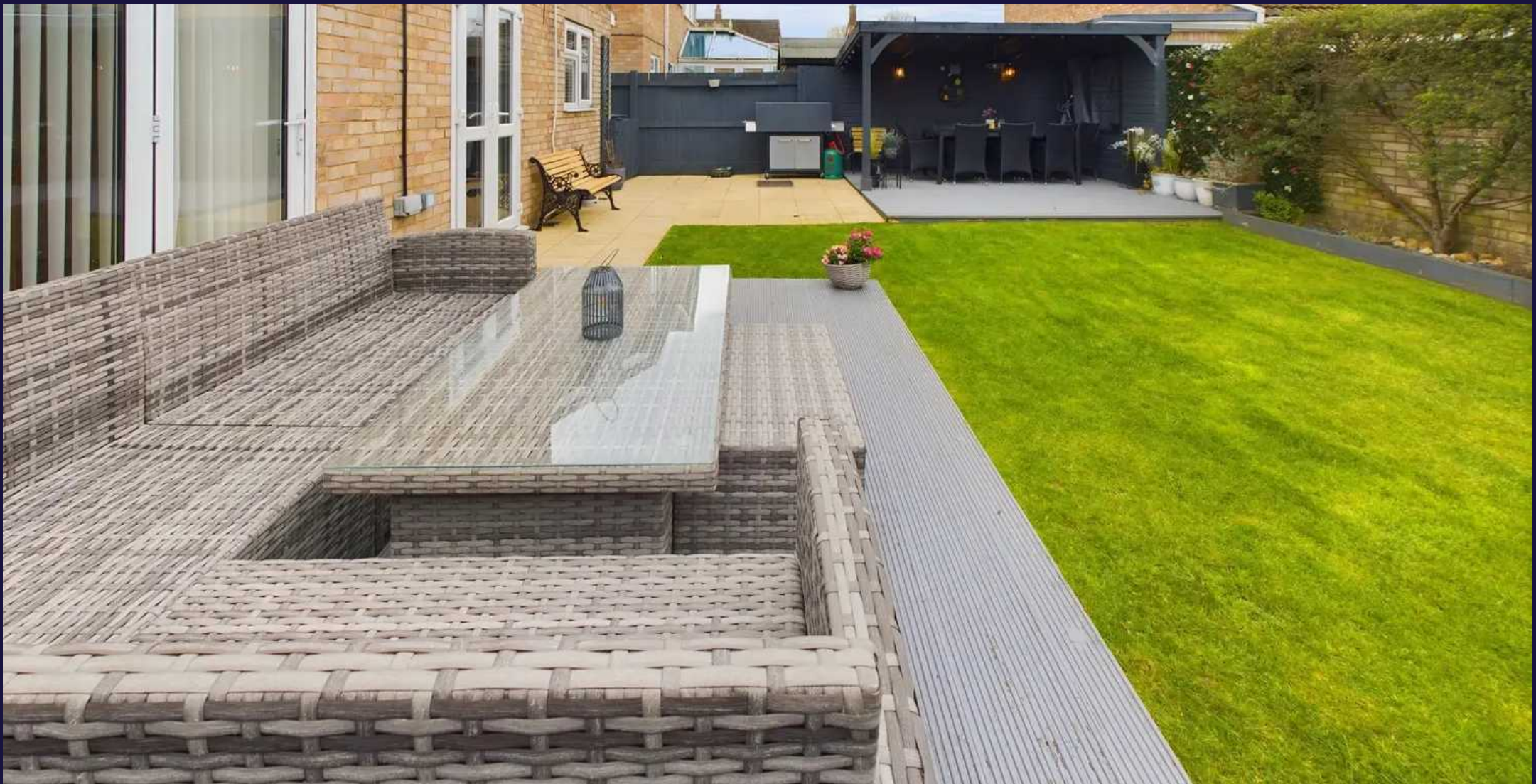
Floor 1

Approximate total area⁽¹⁾
1181.13 ft²
109.73 m²

(1) Excluding balconies and terraces

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