



Parkfield Road, Ryhall
Offers In Region Of: £280,000



This beautifully presented three-bedroom property is set on a good-sized plot and offers just under 1100 square feet of accommodation. Externally there is driveway parking for numerous vehicles, a garage/store, and a well-tended rear garden. Located in the sought-after Rutland Village of Ryhall and just 10 minutes' drive from the market town of Stamford, this property offers a large kitchen with an abundance of wall and base units, a dining room with doors to the patio and garden beyond, a lounge with a feature fireplace, a utility room for white goods and storage and a downstairs cloakroom. The first floor offers three bedrooms and a well-appointed family bathroom. Outside to the front is a large driveway with parking for several vehicles and a garage/store. To the rear is a well-tended mainly laid to lawn garden with a patio area for entertaining and raised flower beds.

FREEHOLD

EPC: E

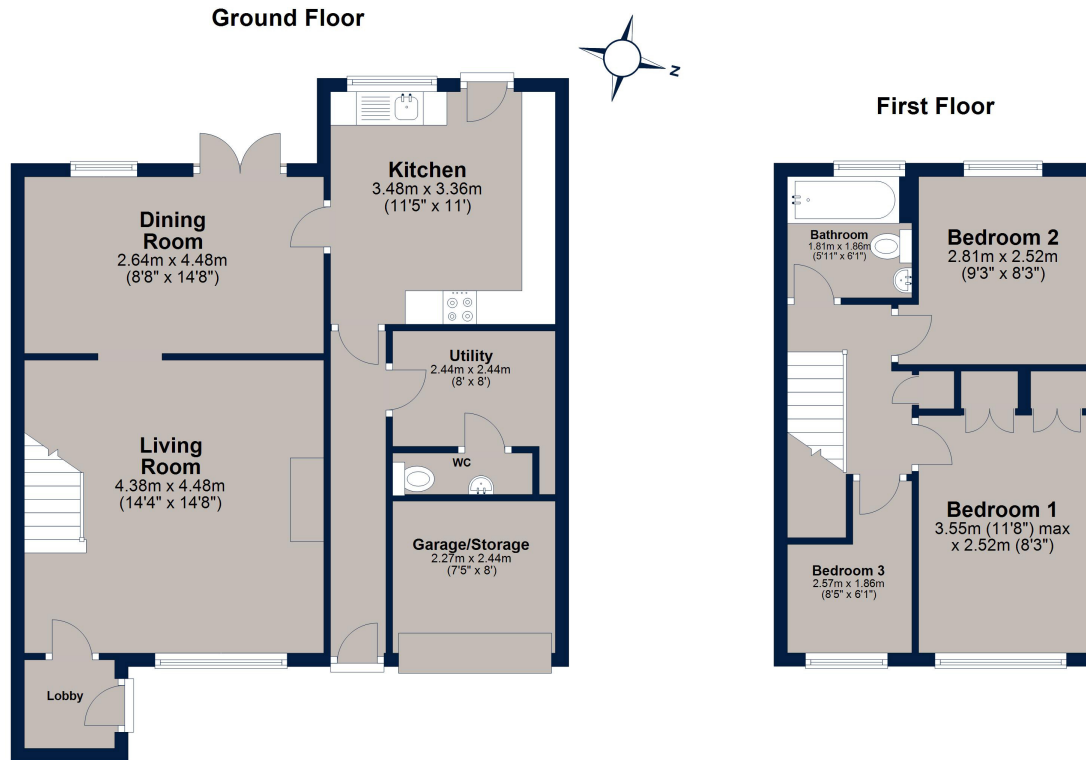
COUNCIL TAX: B

MAIN: Water, Gas and Electric.





Parkfield Road, Ryhall



Total area: approx. 94.9 sq. metres (1021.3 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
Plan produced using PlanUp.



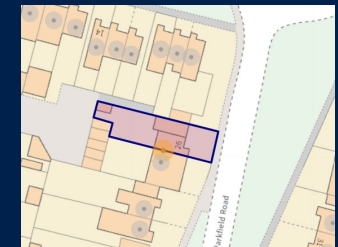
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Welcome to the historic village of Ryhall, nestled along the banks of the River Gwash, a tributary of the River Welland. Its name derives from the word 'halh' denoting a piece of land on the bend of a river, where rye is grown. A characterful village with many Grade II listed buildings, be sure to pay a visit to the historic church and the village pubs, The Green Dragon and Millstone in the centre of the village. Families can enjoy the fantastic local facilities, including the playing fields, library, and village hall, which often hosts quiz nights and is ideal for children's parties. Ryhall C of E Academy is also just a walk away. Walks abound through the village and around the local countryside, with a village shop and post office on hand too. Commute with ease – on the cusp of Stamford (around 10 minutes' drive away), catch a train to Peterborough for links into London.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements