



Ryhall Road,
Stamford, Lincolnshire, PE9 1UF

NEWTONFALLOWELL 

**Ryhall Road,
Stamford, Lincolnshire, PE9 1UF
£300,000 OIEO Freehold**

Beautifully presented three bedroom semidetached town house situated in the heart of Stamford close to local amenities and only a ten minute walk from the town centre. The property boasts a lovely modern kitchen diner with under floor heating, spacious living room, light and airy conservatory, three double bedrooms, two bathrooms, landscaped rear garden and two off road parking spaces.

The property is arranged over three floors, entering via the entrance hall which internally leads into the kitchen diner which features an array of modern units, integrated appliances, underfloor heating and a handy storage cupboard under the stairs with plumbing for a washing machine. A doorway from the kitchen diner leads into the separate hallway with access to the downstairs cloakroom and the living room. The living room benefits from an abundance of natural light and French doors which open into the large conservatory. To the first floor, the landing connects two well balanced double bedrooms both with built in wardrobes and a four piece bathroom with separate walk in shower. To the second and final floor is the master bedroom with walk in wardrobe and a three piece en suite with walk in shower.

Outside to the side of the property is a gravelled driveway offering to off road parking spaces. Gated access to the side of the property leads to the enclosed and private rear garden featuring a patio seating area and lawn with mature borders.



Entrance Hall

6'2 x 4'2 (1.88m x 1.27m)

Cloakroom

4'8 x 3'7 (1.42m x 1.09m)

Storage/utility

5'4 x 3'11 (1.63m x 1.19m)

Kitchen/diner

18'9 x 13'1 n 9 (5.72m x 3.99m n 2.74m)

Lounge

15'7 x 13'1 (4.75m x 3.99m)

Conservatory

13'5 x 9'7 (4.09m x 2.92m)

Landing

9'8 x 6'10 (2.95m x 2.08m)

Master

19'8 n 13'11 x 9'8 (5.99m n 4.24m x 2.95m)

En suite

9'7 n 5'2 x 8'5 (2.92m n 1.57m x 2.57m)

Built in wardrobe

4'10 x 4'4 (1.47m x 1.32m)

Bedroom Two

13'1 x 12'9 (3.99m x 3.89m)

Bedroom Three

13'1 x 12'2 (3.99m x 3.71m)

Bathroom

9'8 x 5'8 (2.95m x 1.73m)



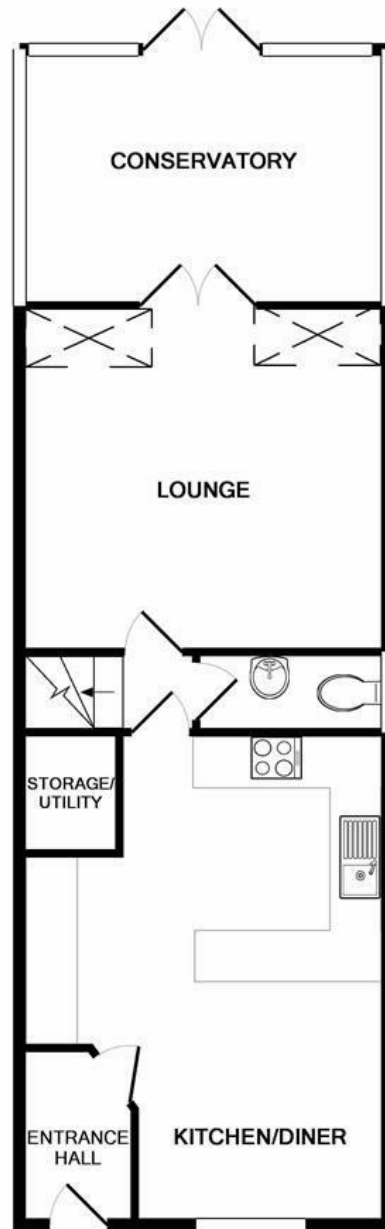
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs (92-100) A	83	Very environmentally friendly - lower CO ₂ emissions (92-100) A	85
(85-91) B		(85-91) B	
(69-84) C		(69-84) C	
(54-68) D		(54-68) D	
(39-53) E		(39-53) E	
(24-38) F		(24-38) F	
(9-23) G		(9-23) G	
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

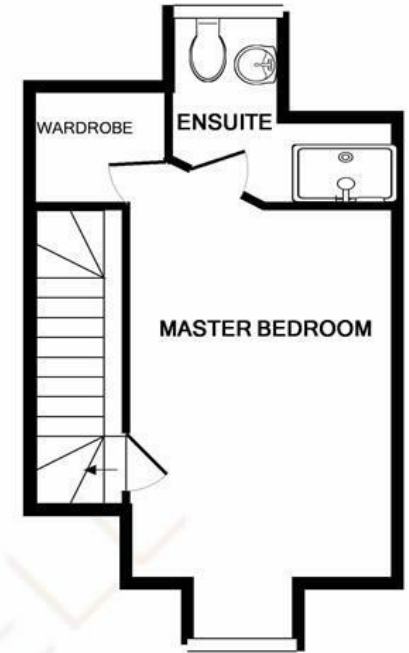
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

NEWTON FALLOWELL

t: 01780 754530
 e: stamford@newtonfallowell.co.uk
 www.newtonfallowell.co.uk

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2017