



Parkfield Road,
Ryhall, Rutland, PE9 4ER

NEWTONFALLOWELL 

**Parkfield Road,
Ryhall, Rutland, PE9 4ER
£200,000 Freehold**

Extended three bedroom mid terrace home situated in the popular village of Ryhall, close to the local Primary School and amenities. The property boasts a lovely extended garden room, part re-wire, modern boiler, part up-graded UPVC windows, open-plan lounge/diner, kitchen with a wealth of units, three-piece shower room, oversized garage and a low maintenance rear garden.

The property is arranged over two floors, entering via the entrance porch, which internally leads into the living room' with an abundance of natural light thanks to the large front window, a feature fireplace and an opening leading into the separate dining room. From the dining room you lead into the kitchen, with an array of base and eye level units. Completing downstairs is the extended garden room, offering a versatile living space and French doors which open out onto the garden. To the first floor, the landing connects two well balanced double bedrooms, a further single bedroom, with built-in wardrobe and a three-piece bathroom, with walk-in shower.

Outside to the front an inset footpath leads to the front door, accompanied by a lawned garden with mature shrubbery. The rear garden is low maintenance with artificial lawn and gravel path, patio seating area and a large carport with oversized garage.



Entrance Hall

6'3 x 4'6 (1.91m x 1.37m)

Living Room

17'8 x 11'4 (5.38m x 3.45m)

Dining Room

8'3 x 7'6 (2.51m x 2.29m)

Kitchen

9'8 x 9'3 (2.95m x 2.82m)

Garden Room

15'9 x 8'8 (4.80m x 2.64m)

Landing

6 x 5'4 (1.83m x 1.63m)

Master Bedroom

11'4 narrowing to 8'6 x 11'3 (3.45m narrowing to 2.59m x 3.43m)

Bedroom Two

11'4 x 8'11 (3.45m x 2.72m)

Bedroom Three

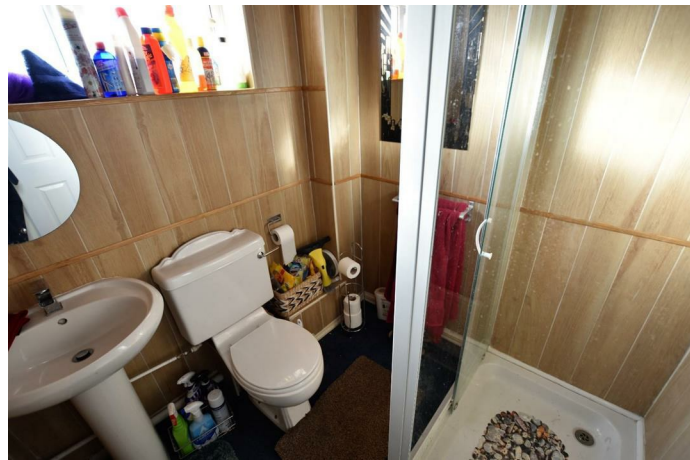
8'4 x 5'8 (2.54m x 1.73m)

Bathroom

6'1 x 5'11 (1.85m x 1.80m)

Garage

21'7 x 8 (6.58m x 2.44m)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs	Very energy efficient - lower energy costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
(92-100) A	(87-92) B	(92-100) A	(92-100) A
(85-91) B	(81-86) C	(85-91) B	(81-86) C
(79-84) C	(75-80) D	(79-84) C	(75-80) D
(73-78) D	(69-74) E	(73-78) D	(69-74) E
(67-72) E	(63-68) F	(67-72) E	(63-68) F
(62-66) F	(58-62) G	(62-66) F	(58-62) G
Not energy efficient - higher energy costs	Not energy efficient - higher energy costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
(1-61) G	(1-61) G	(1-61) G	(1-61) G
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

AGENTS NOTE – DRAFT PARTICULARS:

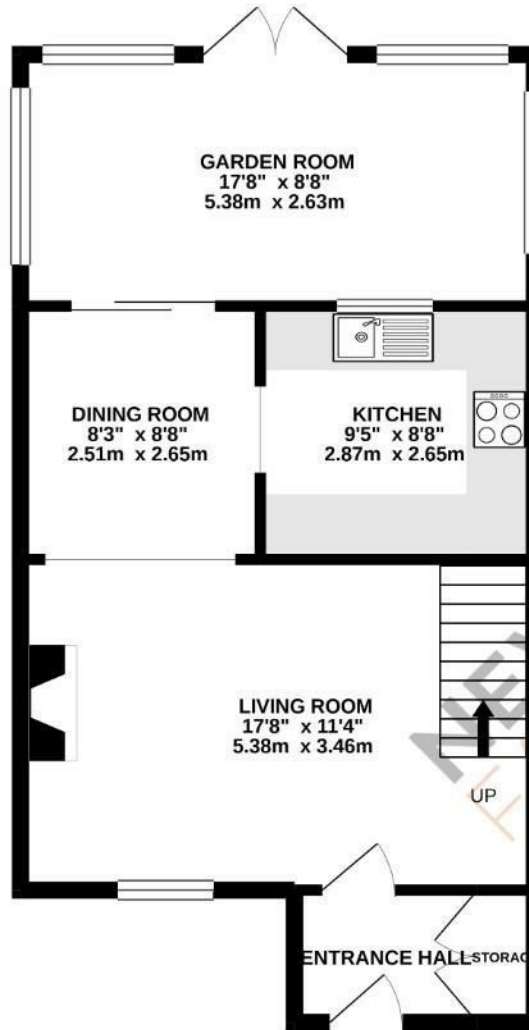
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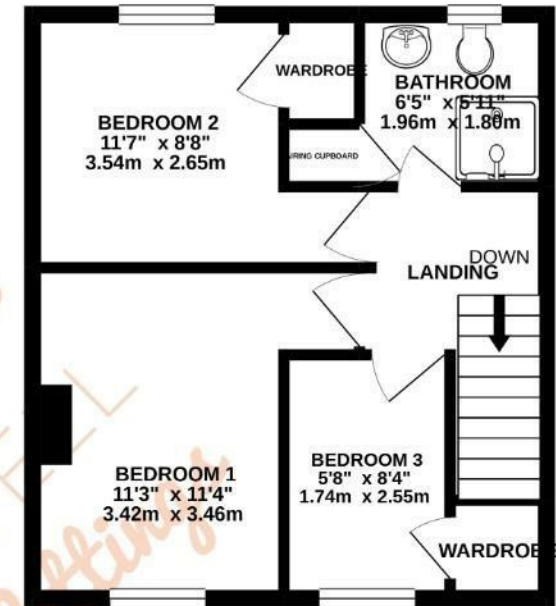
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GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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