



Offers Over £325,000 | Freehold
Ryhall Road, Stamford PE9 1UJ





Ryhall Road, Stamford PE9 1UJ

- Period Home
 - Renovated throughout
 - Three Bedroom
 - Three Shower/Bathrooms
 - Breakfast Kitchen
 - Flexible accommodation
 - Additional space in the garden and attic
 - Large Garden
 - Driveway parking
-

An immaculately presented three-bedroom terraced home, benefiting from three shower rooms, off-road parking, and a large, well-maintained garden. The property is tastefully decorated throughout, featuring contemporary finishes.



The accommodation comprises a bright and welcoming living room with a beautiful large bay window to the front, and a herringbone-tiled fireplace with an open fire as its focal point. This leads through to the dining room, which enjoys a large window overlooking the garden. The kitchen/breakfast room provides ample space for a dining table and features French doors opening out onto the garden. The ground floor also benefits from a modern shower room.

Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom.

The second floor boasts a converted loft space, currently used as a fourth bedroom (in the process of being signed off by building regulations), complete with an en-suite bathroom.







 SPREY
PROPERTY

Externally, the property features a long garden with a covered decked area, perfect for outdoor dining. To the rear, there is a stylish garden room currently used as a second sitting room, featuring bifolding doors opening onto the garden. This versatile space could also serve as a cinema room, games room, or home office.

Conveniently located close to the centre of Stamford market town, the property is ideally positioned for a wide range of shops, amenities, and leisure facilities, as well as Stamford College. The area also benefits from excellent transport links and well-regarded local schooling.

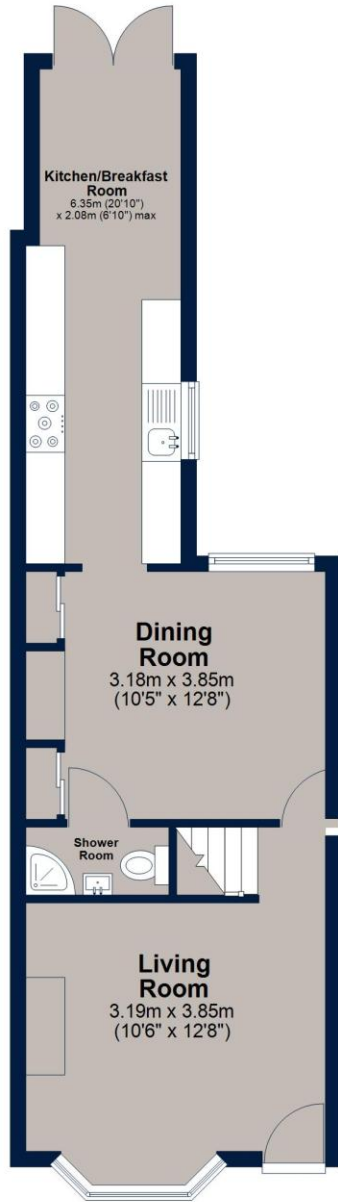
AGENT NOTE:

The owners have confirmed they are in the process of applying for building Reg for the Attic conversion and also Planning for the room in the garden.



Ground Floor

Approx. 40.4 sq. metres (434.7 sq. feet)



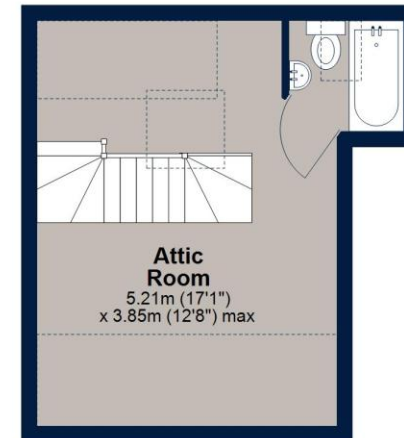
First Floor

Approx. 32.2 sq. metres (346.2 sq. feet)



Second Floor

Approx. 21.3 sq. metres (228.9 sq. feet)



Total area: approx. 93.8 sq. metres (1009.7 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. www.m-photo.pro
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Key Information

Local Authority
South Kesteven District

Council Tax
Band = B

Tenure
Freehold

EPC
Rating = E



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