



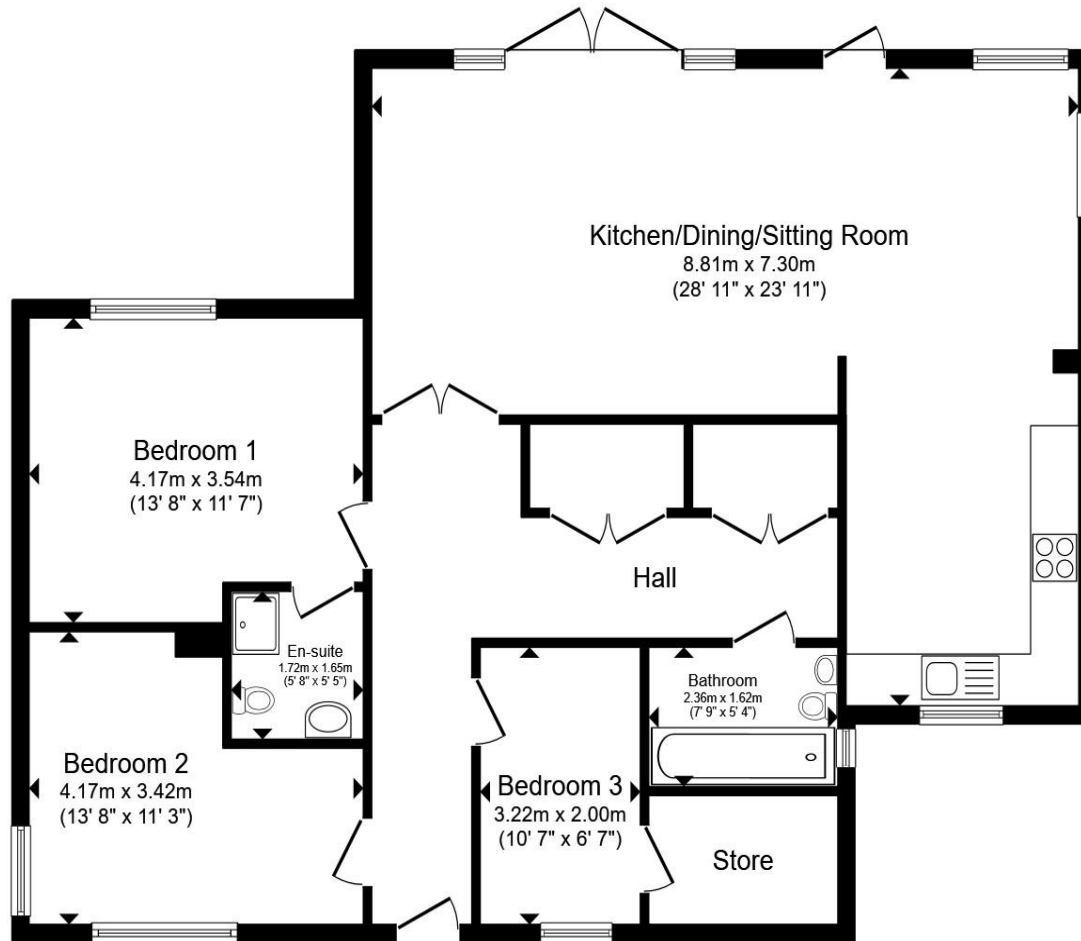
New Road,  
Ryhall, PE9 4HL



## *Welcome to* **New Road**

An immaculate detached bungalow situated in this ever sought after village, with many amenities including a primary school, shop and two pubs with Stamford only a short drive away.





## Hall

## Kitchen Dining Sitting Room

28' 11" x 23' 11" ( 8.81m x 7.29m )

## Bedroom One

13' 8" x 11' 7" ( 4.17m x 3.53m )

## En-Suite Shower Room

5' 8" x 5' 5" ( 1.73m x 1.65m )

## Bedroom Two

13' 8" x 11' 3" ( 4.17m x 3.43m )

## Bedroom Three

10' 7" x 6' 7" ( 3.23m x 2.01m )

## Store

## Bathroom

7' 9" x 5' 4" ( 2.36m x 1.63m )

Total floor area 110.1 sq.m. (1,185 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Welcome to

### New Road

- Well-presented detached bungalow
- Three-bedrooms
- Open plan kitchen dining living space
- Principal bedroom with en-suite shower room
- Block paved driveway & generous rear garden
- Popular village location with amenities
- Offered for sale with no onward chain

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

## £425,000

Upon entering, the spacious entrance hall provides a welcoming introduction to the property and benefits from two useful storage cupboards.

The heart of the home is the open-plan kitchen, dining and sitting room, creating a versatile and sociable living space. The sitting area has a feature fireplace, while French doors and a further single-glazed door provide access to the rear garden and allow plenty of natural light into the room.

The kitchen is fitted with a range of wall and base units, complemented by integrated appliances including an oven and hob, microwave oven, dishwasher and washing machine.

The principal bedroom benefits from a modern en-suite shower room, complete with a vanity sink unit. Bedroom three also benefits from a useful adjoining store room, providing excellent additional storage. A family bathroom completes the accommodation and is fitted with a bath with shower over.

Outside, the property benefits from a block-paved driveway providing ample off-road parking, while the generous rear garden offers a patio area and provides an excellent space for outdoor entertaining.

The property is offered for sale with no onward chain.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SMD105448 - 0002



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