



Rutland Way, Ryhall
Stamford, Rutland, PE9 4ET

NEWTONFALLOWELL 

Rutland Way, Ryhall
Stamford, Rutland, PE9 4ET
£500,000

Spacious four bedroom extended detached home, situated in a popular area of Ryhall close to local amenities, schools and easy access routes. The property boasts an extended kitchen diner, various reception rooms, four well proportioned bedrooms, two bathrooms, separate dressing room to master, ample off road parking, double garage and a landscaped private garden.

The property is arranged over two floors, entering via the light airy entrance hall with a modern composite door, oak staircase leading to the first floor and a downstairs cloakroom. To one side of the property is the large living room featuring a lovely wood burner and dual windows creating an abundance of natural light. The next reception room along is currently being used as the family room, decorated beautifully and offers great versatile living. Completing downstairs is the extended kitchen diner, featuring a wealth of units, integrated appliances, breakfast bar, sky lights, separate utility room and access into the double garage with up and over door. To the first floor, the landing connects three well balanced double bedrooms two of which have built in wardrobes, a further single bedroom with built in wardrobes and a family sized three piece bathroom. The master bedroom enjoys its own three piece en suite and separate dressing room.

Outside to the front is a driveway creating ample off road parking and creates access to the double garage. The front garden is mainly lawn with mature borders. Gated access to the side of the property leads into the private and enclosed rear garden which has been landscaped beautifully featuring a sand stone patio with inset footpath leading down the garden. There is also a gazebo, further patio seating area and lawn with mature borders.



Entrance Hall

15 x 13'4 narrowing to 2'8 (4.57m x 4.06m
narrowing to 0.81m)

Cloakroom

6'7 x 2'8 (2.01m x 0.81m)

Living Room

22'7 x 12'2 (6.88m x 3.71m)

Family/Dining Room

15 x 9'7 (4.57m x 2.92m)

Kitchen/Diner

30'3 x 9'10 (9.22m x 3.00m)

Utility Room

9'10 x 5'4 (3.00m x 1.63m)

Landing

18 x 9'8 narrowing to 3'1 (5.49m x 2.95m
narrowing to 0.94m)

Double Garage

17'2 x 15'5 (5.23m x 4.70m)

Master Bedroom

13'3 x 9'10 (4.04m x 3.00m)

En-Suite

9'7 x 7'6 narrowing to 6 (2.92m x 2.29m
narrowing to 1.83m)

Dressing Room

9 x 5'8 (2.74m x 1.73m)

Bedroom Two

12'11 x 9'11 (3.94m x 3.02m)

Bedroom Three

12'3 x 9'4 (3.73m x 2.84m)

Bedroom Four

9'9 x 8 (2.97m x 2.44m)

Bathroom

6'11 x 6'7 (2.11m x 2.01m)



Outside

To the front a driveway creating ample off road parking, a double garage and lawn with mature borders. To the rear is a landscaped private garden with sand stone patios and lawn with mature borders.



- Substantial four bedroom detached home
- Ample off road parking and double garage
- Landscaped rear garden with a sand stone patio
- Large living room with woodburner
- Separate family room
- Extended kitchen diner with separate utility room
- Two bathrooms and a downstairs cloakroom
- EPC rating - D



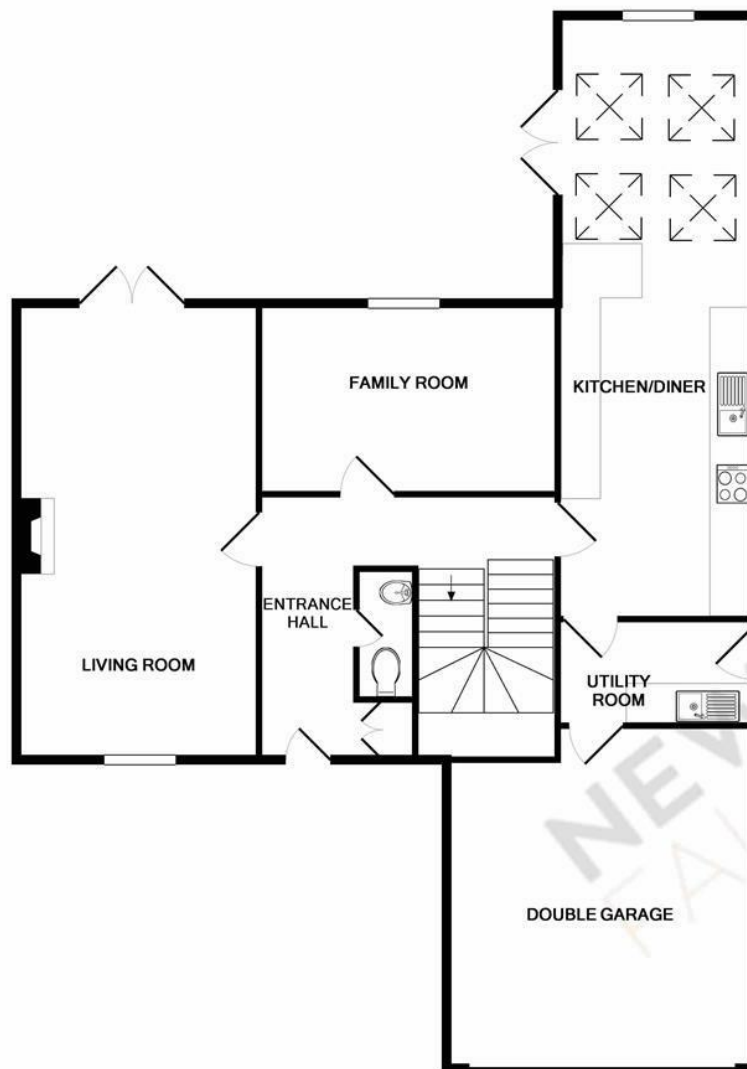
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		68	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		61	79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTE – DRAFT PARTICULARS:

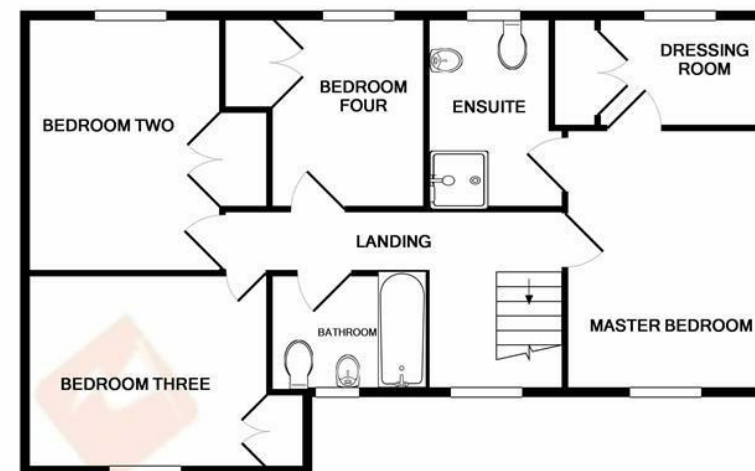
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GROUND FLOOR
APPROX. FLOOR
AREA 1228 SQ.FT.
(114.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 755 SQ.FT.
(70.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1984 SQ.FT. (184.3 SQ.M.)

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.
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