



7 Beech Drive, Ryhall, Stamford PE9 4EW

£450,000



*** OFFERED WITH NO CHAIN *** Immaculate, mature gardens surround this well presented three bedroom detached house, located in the sought after village of Ryhall. This family home offers an entrance porch, dining area, lounge, kitchen with pantry, conservatory and a shower room to the ground floor. To the first floor there are three good sized bedrooms and a further bathroom. We are expecting a lot of interest in this property, and so to avoid disappointment, please book your viewing today. EPC energy rating currently unavailable.

UPVC DOUBLE GLAZED DOOR TO:

ENTRANCE PORCH

Door to:

SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC. Single radiator. Plumbing for washing machine. Window to the side.

DINING AREA

Single radiator, coving to ceiling. Stairs to first floor accommodation. Window to the side. Double doors to lounge.

LIVING ROOM

19' 6" x 13' 0" (5.94m x 3.96m) (approx) Stone fireplace with open fire. Radiator, coving to ceiling. UPVC double glazed window to the front. Sliding patio doors to:

CONSERVATORY

10' 6" x 10' 3" (3.20m x 3.12m) (approx) Brick and UPVC construction. UPVC double glazed French doors to the side, opening to the garden. Light with ceiling fan.

KITCHEN

10' 9" x 9' 0" (3.28m x 2.74m) (approx) Fitted with a range of eye level and base units with worktop over. Sink and drainer with mixer tap over. Electric oven and hob. Pantry, tiled flooring, cupboard housing boiler. Window to the rear. UPVC double glazed door to the side.

LANDING

Loft access, airing cupboard, radiator. Window to the rear. Doors to:

BEDROOM ONE

13' 0" x 11' 0" (3.96m x 3.35m) (approx) UPVC double glazed window to the front. Mirror fronted built-in wardrobes. Single radiator, coving to ceiling.

BEDROOM TWO

12' 1" x 9' 1" (3.68m x 2.77m) (approx) UPVC double glazed window to the side. Single radiator, eaves storage, built in wardrobe.

BEDROOM THREE

11' 0" x 8' 0" (3.35m x 2.44m) (approx) UPVC double glazed window to the rear. Single radiator, coving to ceiling.

BATHROOM

Fitted with a three piece suite comprising bath with electric shower over, and telephone mixer tap. Single radiator, coving to ceiling. Double glazed window to the side

OUTSIDE

To the front, the extensive garden is laid to lawn. Mature shrubs, and path leading to the front door. A gravel driveway leads to a single garage and to the rear of the property.

To the rear the garden is laid to lawn and is enclosed by timber fencing. Patio, mature shrubs and beds. Access to garage.

GARAGE

Up and over door to the front.

AGENT NOTE:

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

