



20 Lea View
Ryhall PE9 4HZ

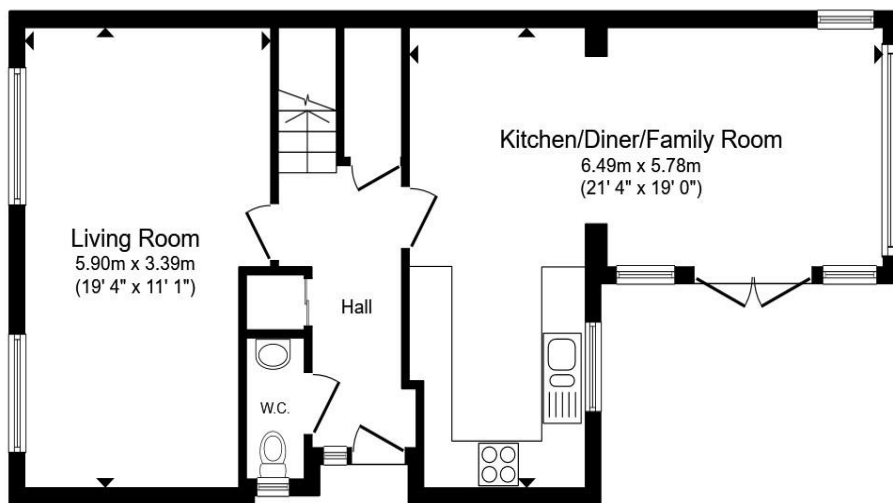


KNIGHT
PARTNERSHIP

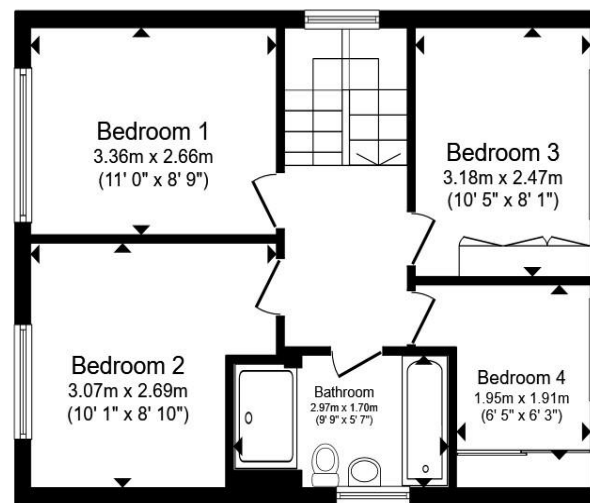
Welcome to **20 Lea View**

This immaculately presented detached family home is situated in this ever sought after Rutland village offering excellent access to Stamford, with many amenities including two pubs, a shop and Primary school with further schooling in Stamford and Bourne.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Living Room

19' 4" x 11' 1" (5.89m x 3.38m)

Kitchen Dining Family Room

21' 4" x 19' (6.50m x 5.79m)

Bedroom One

11' x 8' 9" (3.35m x 2.67m)

Bedroom Two

10' 1" x 8' 10" (3.07m x 2.69m)

Bedroom Three

10' 5" x 8' 1" (3.17m x 2.46m)

Bedroom Four

6' 5" x 6' 3" (1.96m x 1.91m)

Bathroom

9' 9" x 5' 7" (2.97m x 1.70m)

Utility Room

Total floor area 102.7 sq.m. (1,106 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



Welcome to

20 Lea View

- Sought after village location with amenities
- Beautifully presented throughout
- Four bedrooms
- Open plan kitchen dining family room
- Utility room & large garage
- Stylish family bathroom

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£500,000

The accommodation briefly comprises: Entrance hall with an impressive return staircase and a cloakroom and storage cupboard and leads through to the centrepiece of the home - the spacious open-plan kitchen, dining area and sunroom.

This wonderful space is ideal for entertaining with a well-fitted kitchen, offering built-in appliances and ample worktop space, opening to the sunroom with French doors opening onto the garden making it an ideal space to enjoy throughout the warmer months. The living room spans the front of the home and completes the downstairs accommodation. Upstairs, there are four well-proportioned bedrooms, three of which are doubles, while the fourth is currently arranged as a dressing room. All bedrooms are served by a spacious, modern family bathroom with a shower over the bath.

Across the patio, you'll find a practical and dedicated utility room and a further door provides access to the large garage.

The garden is designed as a sunny and relaxing space, featuring a lovely stone patio directly from the sunroom, a shaded gazebo area and plenty of storage. It provides an excellent setting for outdoor dining, entertaining or simply enjoying the garden during the summer. The front of the property is a well-kept lawned and driveway providing parking leading to the single garage.

Viewing is highly recommended!



Please note the marker reflects the
postcode not the actual property

 **01780 765060**

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 **knightpartnership.com**

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Property Ref:
SMD105518 - 0002



KNIGHT
PARTNERSHIP