

2 Bed Semi-Detached In St Eabbas Close Ryhall, Stamford, PE9 4JR £63,750





SHORT DESCRIPTION

Property Ref: 15618 2-Bedroom Semi-Detached Home in the Heart of Ryhall Village St Eabbas Close, Ryhall, Stamford, Rutland, PE9. Nestled within the heart of the picturesque rural village of Ryhall, this charming 2-bedroom, 2-bathroom semi-detached home combines cozy interiors with a tranquil village setting. With its inviting traditional brick exterior, well-maintained front garden, and a private rear garden, the property offers an ideal retreat for those seeking comfort and peace while remaining close to Stamford and its amenities.

Ground Floor As you step through the front door, you are welcomed by a tiled-floor hallway, thoughtfully designed to provide ample space for a coat and shoe rack, keeping the home both practical and stylish. At the end of the hallway lies the generously sized living room. Bright and airy, the room benefits from a large window that floods the space with natural light throughout the day. Two full-height storage cupboards are neatly integrated on either side of an alcove, ideal for a television unit or feature display. This versatile living space provides the perfect environment for relaxation and entertaining. The kitchen is both practical and well-appointed, featuring modern appliances such as an oven, hob, fridge freezer, and space for a dishwasher. Expansive countertops provide plenty of preparation space, while ample cabinetry ensures excellent storage solutions. Whether cooking a family meal or enjoying a quick breakfast, the kitchen is designed to meet your every need. Completing the ground floor is a convenient second bathroom, perfect for guests or busy mornings.

First Floor Ascending the stairs, you are welcomed onto a central landing that connects the two bedrooms and the family bathroom.

Master Bedroom: Spacious yet inviting, the master bedroom comfortably accommodates a large bed, bedside tables, and wardrobes. A generously sized window allows natural light to flow in, creating a serene retreat perfect for unwinding at the end of the day.

Second Bedroom: Slightly smaller in size, the second bedroom is versatile and can serve as a child's bedroom, guest room, or home office. The large window keeps the room bright and airy, while its flexible layout adapts to your lifestyle needs.

Family Bathroom: Stylishly designed with modern fittings, the family bathroom completes the first floor, offering both convenience and comfort.

Exterior The property's exterior is as welcoming as its interior. A well-kept front garden enhances the home's curb appeal, while the private rear garden provides an excellent outdoor space for relaxing, entertaining, or gardening. Location Situated in the desirable village of Ryhall, this home offers the perfect balance of rural charm and accessibility. The village provides local amenities and a strong sense of community, while the historic town of Stamford is just a short drive away, offering a wider range of shops, restaurants, and schools.

Property Type: Semi-detached Full selling price: £255000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £63750.00 Monthly rent based on 25% share: £341.75 Remaining lease (In Years): 112 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £583.32 Council tax band: B EPC rating: C Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

2

Bed Room(s)

2

Bath Room(s)

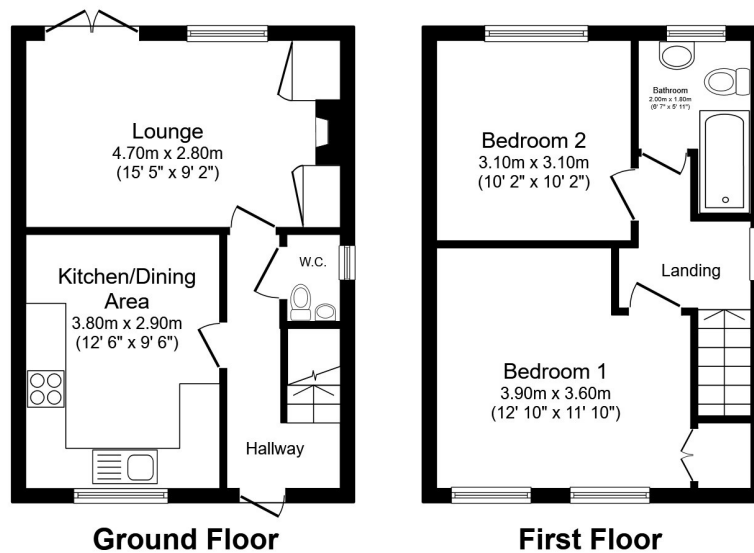
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Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 63.0 sq.m. (678 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.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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