

*1 Meadow Lane  
Ryhall  
Stamford  
Lincs  
PE9 4EP*



***PRICE: £170,000 Freehold***

**DESCRIPTION:** Extended semi-detached house with extensive ground floor accommodation standing on spacious corner plot. L shaped lounge diner, 17 ft breakfast kitchen, office, utility, 3 bedrooms and bathroom. UPVC double glazing and gas central heating. Corner plot with lawn, patio, garage and further parking space for caravan/trailer.

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**LOCATION:** Good location on corner plot on the edge of the village. Stamford 2 miles, easy access to A1 and Peterborough.

**AMENITIES:** : Good village amenities including Primary School, Library, Village Hall, Shop/Post Office, Butchers, 2 Pubs, Church, Playing Fields, etc. Bus service to Stamford and Bourne. Secondary School at Great Casterton (2 miles).

**ACCOMMODATION:**

**GROUND FLOOR:**

**Entrance Hall:** Coat cupboard. Electric heater. Double glazed door and side panel.

**Lounge:** (14'1" x 12'5") 4.29m x 3.78m  
Open fireplace with hardwood mantelpiece. Gas point. TV aerial point. Radiator.

**Dining Area:** (7'4" x 8'3") 2.24m x 2.51m  
Radiator. Door to:

**Office:** (7'10" x 8'6") 2.37m x 2.59m  
Radiator. Patio doors to garden.

**Breakfast Kitchen:** (9'6" x 17'0") 2.9m x 5.18m  
Radiator. Spacious eating area. Range of base and wall units with oak doors. 1 ½ bowl sink. Belling electric hob and oven. Pantry cupboard under stairs.

**Utility Room:** (7'10" x 7'8") 2.39m x 2.34m  
Wood laminate floor. Stainless steel sink. Plumbing for dishwasher. Plumbing for washing machine. Baxi gas boiler and programmer. Front and rear doors. 2 wall cupboards.

**FIRST FLOOR:**

**Landing:**

**Bedroom 3:** (6'6" x 7'6") 1.98m x 2.29m  
Radiator. Built in cupboard. Wooden floor.

**Bedroom 2:** (7'4" x 10'6") 2.24m x 3.20m  
Radiator. Pine floor.

**Bedroom 1:** (10'7" x 10'2") 3.22m x 3.09m  
Radiator.

**Bathroom:** (6'4" x 8'0") 1.93m x 2.44m

Radiator. White suite comprising panelled bath with Mira shower over. Pedestal basin and WC. Airing cupboard. Radiator. Fully tiled walls.

**OUTSIDE:**

Corner garden with wide grass verge and parking for caravan. Rear garden with lawn, patio, slate beds and pond. Brick garage. Gravelled garden to front.

**SERVICES:** Mains water, gas, electricity and drainage are connected. None of the services, heating systems or equipment has been tested by the Vendors or the selling agents and purchasers should satisfy themselves as to their condition and suitability.

**CENTRAL HEATING:** Gas boiler to radiators.

**DOUBLE GLAZING:** Upvc sealed unit double glazing.

**COUNCIL TAX:** Band B, current charge £1,322.60 (2010/2011) payable to Rutland County Council.

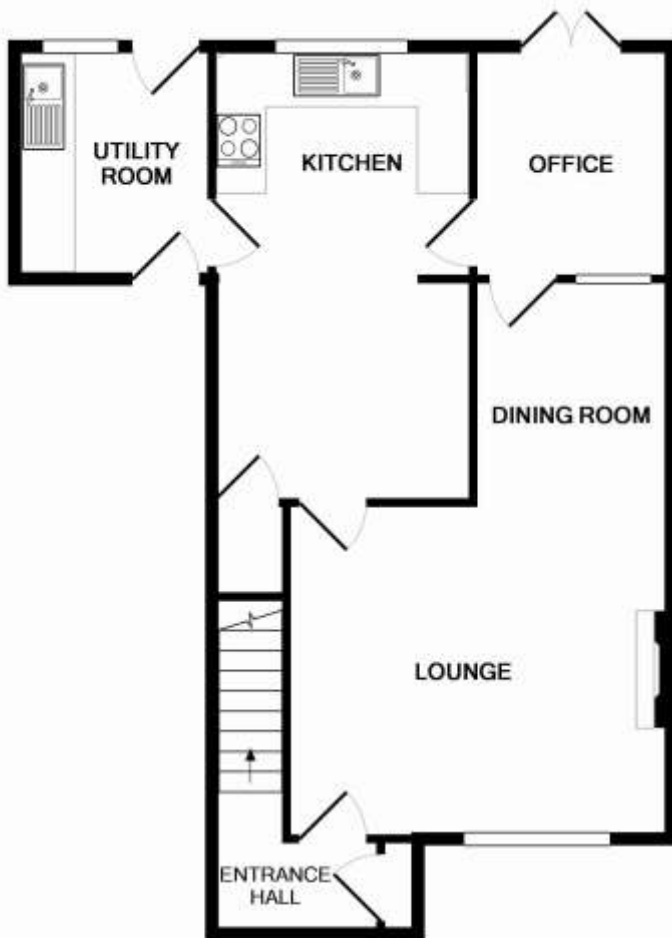
**DIRECTIONS:** From Stamford take the A6121 to Ryhall (2 miles). Take the first right turn into Rutland Way then 2nd right into Meadow Lane, the property is immediately on the left.

**INSPECTION:** Easily arranged by prior appointment through Paul Johnson Property Consultants. If you are travelling a long distance, please telephone before departure to ensure the property is still available.

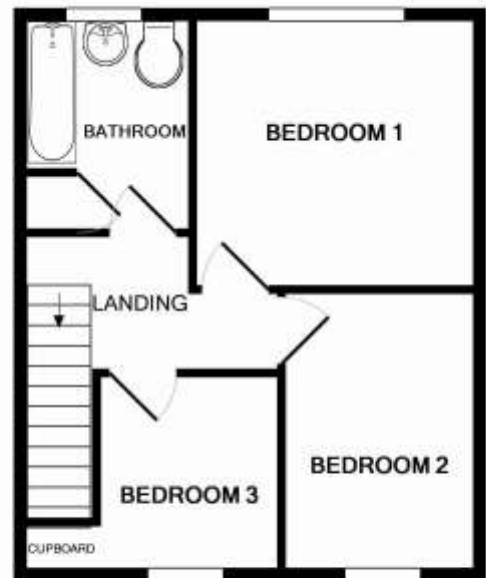
**INTERESTED?:** All offers and negotiations to be conducted through Paul Johnson Property Consultants, subject to contract.

**MORTGAGES:** Available through Paul Johnson Property Consultants, subject to status. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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GROUND FLOOR



1ST FLOOR

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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