



**11 Lea View, Ryhall, Stamford PE9 4HZ**

**£495,000**



**\*\*\*REFURBISHED 3/4 BEDROOMS WITH FANTASTIC VIEWS\*\*\*** "This newly refurbished family home, positioned on a very generous plot with excellent field views to the rear, has been recently updated to include, oak style internal doors, additional tv & satellite cabling, new kitchen and appliances including integrated dishwasher, American style fridge freezer, induction hob and double oven. The property has a light and airy feel from the moment you step into the hallway with its vaulted ceiling. In addition to the 3 first floor bedrooms and bathroom, there is a further bedroom to the ground floor with shower room, alongside. The good sized L-Shaped Lounge / Dining Room could be split to provide separate reception rooms if desired. There is also substantial parking and garage to the front, plus conservatory and generous lawned garden to the rear with a raised terrace area." EPC Energy



## PORCH

Part glazed front door and side panel to front.

## ENTRANCE HALL

Understairs cupboard, vaulted ceiling, stairs to first floor and radiator.

## LOUNGE/DINER

25' 5" (max) 10'6 (min) x 19' 6" (max) 9'5" (min) (7.75m x 5.94m) (approx.) L-shaped with two UPVC double glazed windows to front, two radiators, patio doors to conservatory.

## CONSERVATORY

9' 5" x 8' 2" (2.87m x 2.49m) (approx.) UPVC construction with natural limestone floor and French doors to rear garden.

## KITCHEN/BREAKFAST ROOM

12' 3" x 9' 6" (3.73m x 2.90m) (approx.) Fitted with a range of gloss style wall and base units with solid oak work surfaces over. Stainless steel sink/drainers with mixer tap. Double oven, Neff induction hob, integrated Bosch dishwasher, radiator, storage cupboard, boiler cupboard, tiled flooring and opening to:

## UTILITY ROOM

5' 8" x 5' 5" (1.73m x 1.65m) (approx.) Fitted with a range of oak style base and wall mounted units with work surfaces over and tiled floor.

## SHOWER ROOM

Fitted with a three piece suite comprising corner shower, wash hand basin and low level WC. Tiled floor, UPVC window to side, radiator and tiling to walls.

## BEDROOM FOUR/STUDY

8' 7" x 7' 8" (2.62m x 2.34m) (approx.) UPVC window to rear and radiator.

## LANDING

Stairs from ground floor, loft access, radiator, airing cupboard with slatted shelving.

## BEDROOM ONE

14' 6" x 9' 1" (4.42m x 2.77m) (approx.) UPVC window to front and radiator.

## BEDROOM TWO

10' 6" x 10' 5" (3.20m x 3.17m) (approx.) UPVC window to front and radiator.

## BEDROOM THREE

11' 2" x 8' 5" (3.40m x 2.57m) (approx.) UPVC window to rear and radiator.

## BATHROOM

Fitted with a four piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC and bidet. UPVC window to rear and door leading to dressing room .

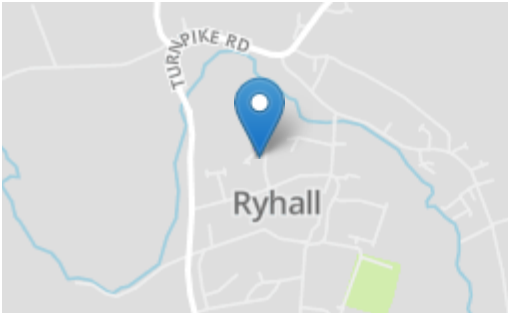
## OUTSIDE

Front: There is a driveway and gravelled area, providing substantial off road parking. In addition there is a single garage along with an undercover carport. Gated side access to rear garden.

Rear: Substantial garden which is mainly laid to lawn, with established planting, raised terrace area and ornamental pond. In addition, there are two new metal sheds which were installed by the owners during the refurbishment and oil tank to side.

## AGENTS 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

