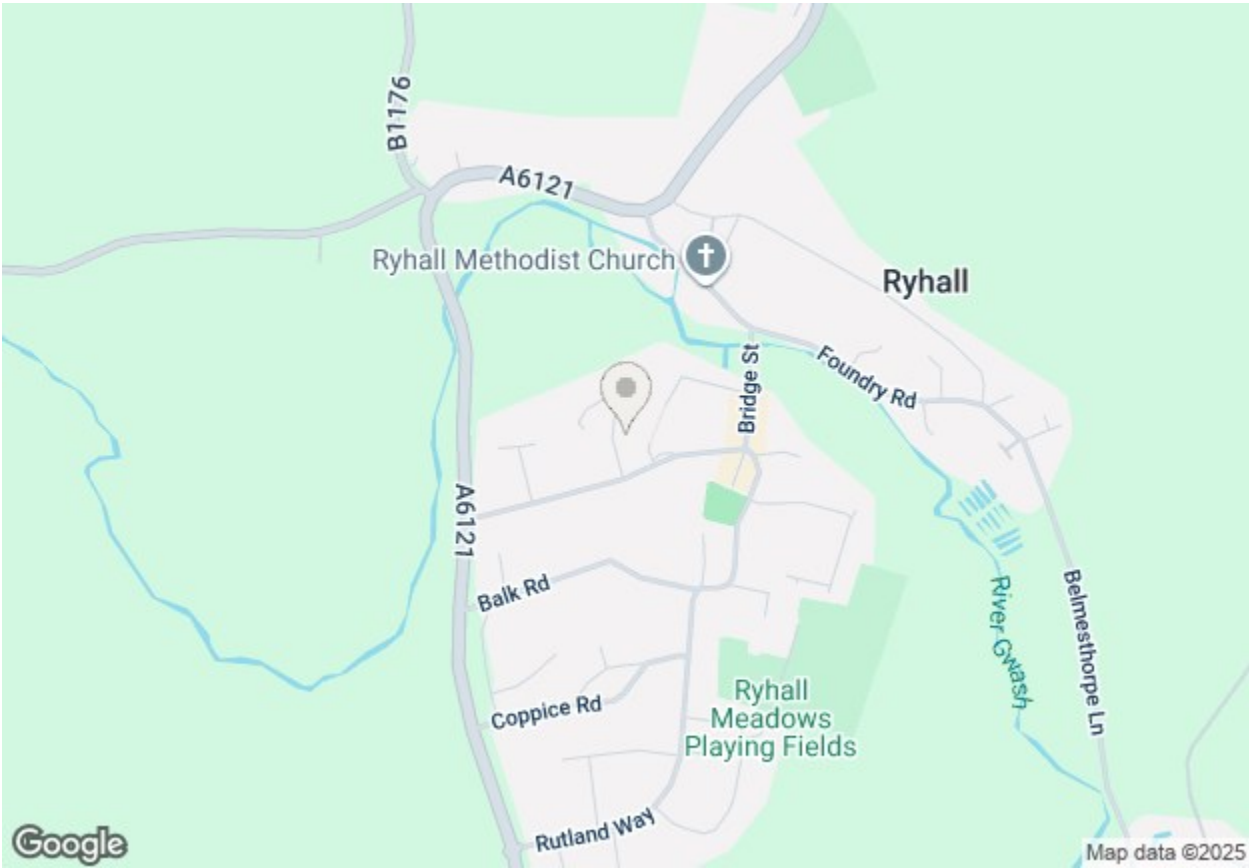




20 Lea View, Ryhall, Stamford, PE9 4HZ

Four-Bedroom Detached Family Home with Orangery, Double Garage & Landscaped Gardens – Popular Rutland Village

This beautifully presented four-bedroom detached family home combines modern style with thoughtful design, set within a highly regarded Rutland village offering excellent amenities including a primary school, post office, two pubs, a café and a library.

The heart of the home is the impressive open-plan kitchen/diner with orangery extension, creating a light-filled space ideal for everyday family living and entertaining. A separate fully fitted utility room and double garage with electric door add to the home's practicality. Throughout, oak features provide warmth and character, complementing the high-quality finish.

The accommodation also includes a spacious living room, a stylish four-piece family bathroom, and four well-proportioned bedrooms, making this an excellent choice for growing families.

Outside, the property is enhanced by landscaped gardens with a patio seating area and lawn, offering a private and well-designed outdoor space for relaxation and gatherings.

A superb opportunity to acquire a well-appointed family home in a thriving Rutland village setting.

£575,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Four bedroom family home
 - Open plan kitchen diner with orangery
 - Landscaped garden with lawned area
 - Generous utility room
- Sought after village location
 - High quality finish throughout
 - Double garage with electric door
 - EPC: TBC Council Tax: D



ACCOMMODATION:

Entrance Hallway

Downstairs W/C

Living Room
5.99m x 3.05m (19'8 x 10'0)

Kitchen Diner
5.87m x 2.36m (19'3 x 7'9)

Orangery
3.73m x 3.00m (12'3 x 9'10)

Landing

Principal Bedroom
3.18m x 2.79m (10'5 x 9'2)

Bedroom Two
3.43m x 2.77m (11'3 x 9'1)

Bedroom Three
3.25m (into alcove) x 2.54m (10'8 (into alcove) x 8'4)

Bedroom Four
2.64m x 2.03m (8'8 x 6'8)

Family bathroom

FLOOR PLAN:



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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