

## Garmond Ryhall Road, Great Casterton, Stamford, PE9 4AR

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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>81</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

This three bedroom detached bungalow has country views to the front and is set on a generous plot with ample off street parking and lawn gardens. The property has a good sized sitting room, a conservatory and also provides easy access to Stamford, the A1 and local schooling.

The accommodation comprises:- Entrance hall, sitting room, breakfast kitchen, conservatory, three bedrooms and bathroom.

To the front of the property is a lawn garden and gravel driveway that provides ample off street parking and leads to the car port and single garage. The rear garden is split into two lawn sections and a patio area.

**Asking Price £420,000 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.

- Detached bungalow
- Three bedrooms
- Generous plot
- Conservatory
- Council Tax Band - D

- Open country views
- Spacious sitting room
- Gas fired central heating
- Ample off street parking with car port & single garage
- EPC - D



#### ACCOMMODATION:

**Entrance Hall**

**Sitting Room**  
4.85m x 3.63m (15'11" x 11'11")

**Breakfast Kitchen**  
4.85m x 2.69m (15'11" x 8'10")

**Conservatory**  
3.86m x 2.62m (12'8" x 8'7")

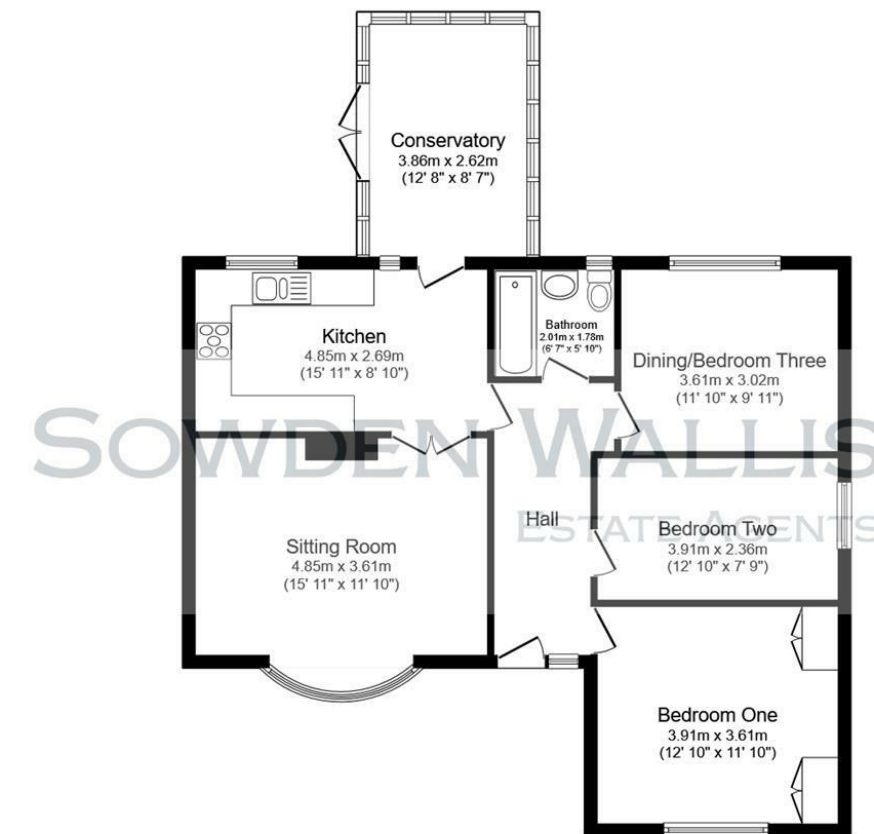
**Main Bedroom**  
3.91m x 3.61m (12'10" x 11'10")

**Bedroom Two**  
3.91m x 2.36m (12'10" x 7'9")

**Bedroom Three/Dining Room**  
3.61m x 3.02m (11'10" x 9'11")

**Bathroom**  
2.01m x 1.78m (6'7" x 5'10")

#### FLOOR PLAN:



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](http://www.Propertybox.io)