



Highlands
Ryhall PE9 4HN

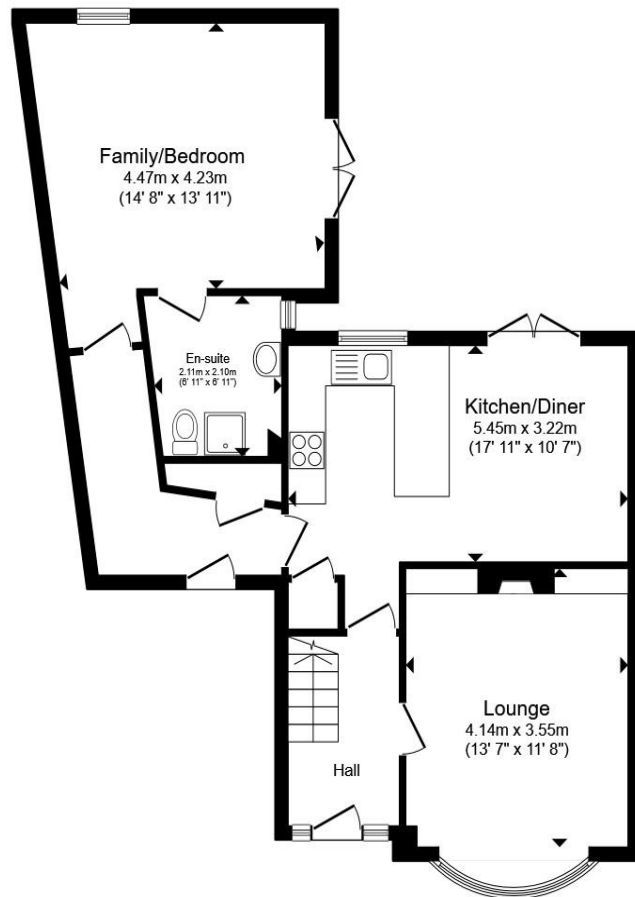


KNIGHT
PARTNERSHIP

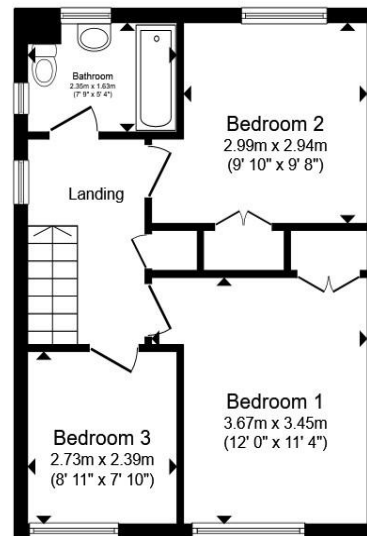
Welcome to **Highlands**

Situated in a popular village within a short drive of the historic market town of Stamford, this beautifully presented property offers well-proportioned accommodation, versatile living space including a family room or fourth bedroom and a lovely kitchen dining room.





Ground Floor



First Floor

Entrance Hall

Lounge

13' 7" x 11' 2" (4.14m x 3.40m)

Kitchen Dining Room

17' 11" x 10' 7" (5.46m x 3.23m)

Inner Hall

Family Room/Bedroom

14' 8" x 13' 11" (4.47m x 4.24m)

En-Suite

6' 11" x 6' 11" (2.11m x 2.11m)

Bedroom One

12' x 11' 4" (3.66m x 3.45m)

Bedroom Two

9' 10" x 9' 8" (3.00m x 2.95m)

Bedroom Three

8' 11" x 7' 10" (2.72m x 2.39m)

Bathroom

7' 9" x 5' 4" (2.36m x 1.63m)

Agents Note

Total floor area 113.5 sq.m. (1,221 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.propertybox.io



Welcome to

Highlands

- Versatile & beautifully presented semi-detached home
- Additional reception room for playroom, bedroom or home office with en-suite shower room
- Lovely kitchen dining room with access to the rear garden
- Lounge with log burner
- Three bedrooms upstairs
- Single garage & ample driveway
- Popular village with amenities and easy access to Stamford
- Viewing is highly recommended!

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£350,000



Please note the marker reflects the
postcode not the actual property

 **01780 765060**

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 **knightpartnership.com**

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



Property Ref:
SMD105604 - 0003



KNIGHT
PARTNERSHIP