



20 Lea View
Ryhall PE9 4HZ

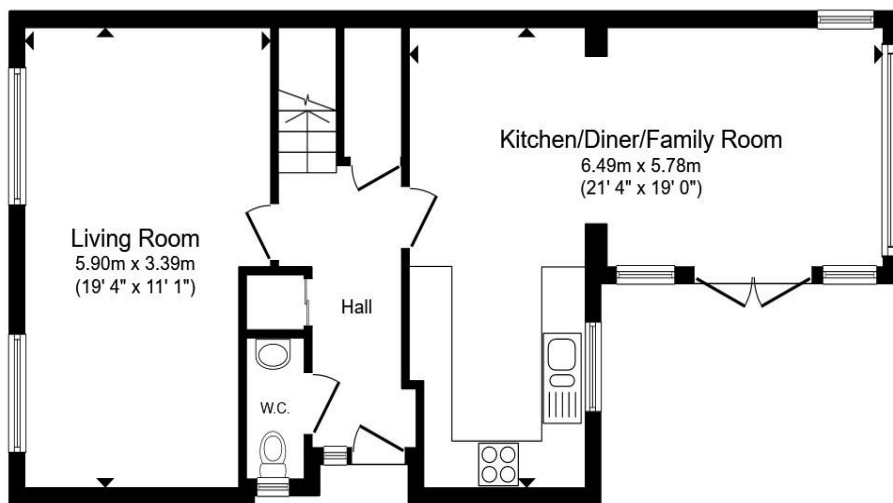


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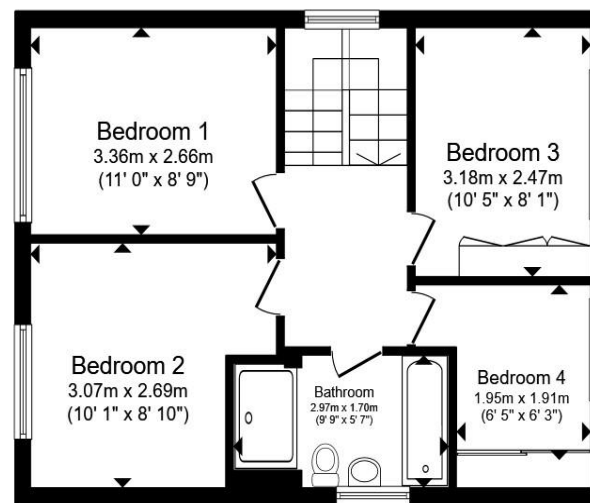
Welcome to **20 Lea View**

This immaculately presented detached family home is situated in this ever sought after Rutland village offering excellent access to Stamford, with many amenities including two pubs, a shop and Primary school with further schooling in Stamford and Bourne.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Living Room

19' 4" x 11' 1" (5.89m x 3.38m)

Kitchen Dining Family Room

21' 4" x 19' (6.50m x 5.79m)

Bedroom One

11' x 8' 9" (3.35m x 2.67m)

Bedroom Two

10' 1" x 8' 10" (3.07m x 2.69m)

Bedroom Three

10' 5" x 8' 1" (3.17m x 2.46m)

Bedroom Four

6' 5" x 6' 3" (1.96m x 1.91m)

Bathroom

9' 9" x 5' 7" (2.97m x 1.70m)

Utility Room

Total floor area 102.7 sq.m. (1,106 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

20 Lea View

- Sought after village location with amenities
- Beautifully presented throughout
- Four bedrooms
- Open plan kitchen dining family room
- Utility room & large garage
- Stylish family bathroom

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

£485,000

The accommodation briefly comprises: Entrance hall with an impressive return staircase and a cloakroom and storage cupboard and leads through to the centrepiece of the home - the spacious open-plan kitchen, dining area and sunroom.

This wonderful space is ideal for entertaining with a well-fitted kitchen, offering built-in appliances and ample worktop space, opening to the sunroom with French doors opening onto the garden making it an ideal space to enjoy throughout the warmer months. The living room spans the front of the home and completes the downstairs accommodation. Upstairs, there are four well-proportioned bedrooms, three of which are doubles, while the fourth is currently arranged as a dressing room. All bedrooms are served by a spacious, modern family bathroom with a shower over the bath.

Across the patio, you'll find a practical and dedicated utility room and a further door provides access to the large garage.

The garden is designed as a sunny and relaxing space, featuring a lovely stone patio directly from the sunroom, a shaded gazebo area and plenty of storage. It provides an excellent setting for outdoor dining, entertaining or simply enjoying the garden during the summer. The front of the property is a well-kept lawned and driveway providing parking leading to the single garage.

Viewing is highly recommended!



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SMD105518 - 0003



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