



The Bungalow Bourne Road

Ryhall, Stamford, PE9 4HE

**Offers In The Region Of £300,000**

**Richardson**

# The Bungalow Bourne Road

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Two bedrooomed bungalow in pleasant rural surroundings on a spacious plot. Double glazed throughout. Low Pressure Gas Central Heating. Garage and greenhouse. 4.62 acre paddock available by seperate negotiation.

## LOCATION

The property is situated on the Bourne Road at Ryhall, mid way between Stamford and Bourne.

## DESCRIPTION

An established detached bungalow situated on a spacious plot. The property offers 2 bedrooms, bathroom, kitchen/breakfast room, sitting and utility room. The property benefits from double glazing and has gas central heating, plenty of parking and a single garage.

## HALL

Recessed porch with frosted glass front door to inner hallway. Fitted cupboard with access to loft space. Radiator.

## SITTING ROOM

12'11" x 12'10" (3.94 x 3.90(3.91))

Gas Fire. Double glazed window to front.

## KITCHEN/DINER ROOM

12'11" x 9'10" (3.94 x 3.00)

Fitted with base and eye level storage units with work surface and drawers between with twin drainer sink unit, space for fridge freezer and cooker. Built in airing cupboard, ceramic tiled flooring, double doors to sitting room and door to utility.

## UTILITY

9'0" x 12'4" (2.75(2.74) x 3.75(3.76))

With plumbing and space for washing machine and tumble dryer. Double glazed window to rear and side, door to outside and garage.

## MAIN BEDROOM

11'9" x 12'10" (3.58 x 3.90(3.91))

Double glazed window to front elevation. Radiator and central heating thermostat.





**2ND BEDROOM**  
11'10" x 8'10" (3.60(3.61) x 2.70(2.69))  
Double glazed window to rear elevation. Radiator. Fitted cupboard.

**FAMILY BATHROOM**  
Three piece bathroom suite comprising panel bath, pedestal wash hand basin, low flush WC. Electric towel rail. Radiator. Double glazed window to rear.

**OUTSIDE**  
Lawned garden area to front and rear, greenhouse.

**GARAGE**  
Integral single garage with door through to utility

**COMMUNICATION**  
According to Openreach: Standard Fibre is available  
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

**SERVICES**  
Mains water, electricity and drainage are connected to the property.

**VIEWING**  
All viewings strictly by appointment through Richardson.

**ACCESS**  
A right of access for farm vehicles is to be retained to the North East boundary.

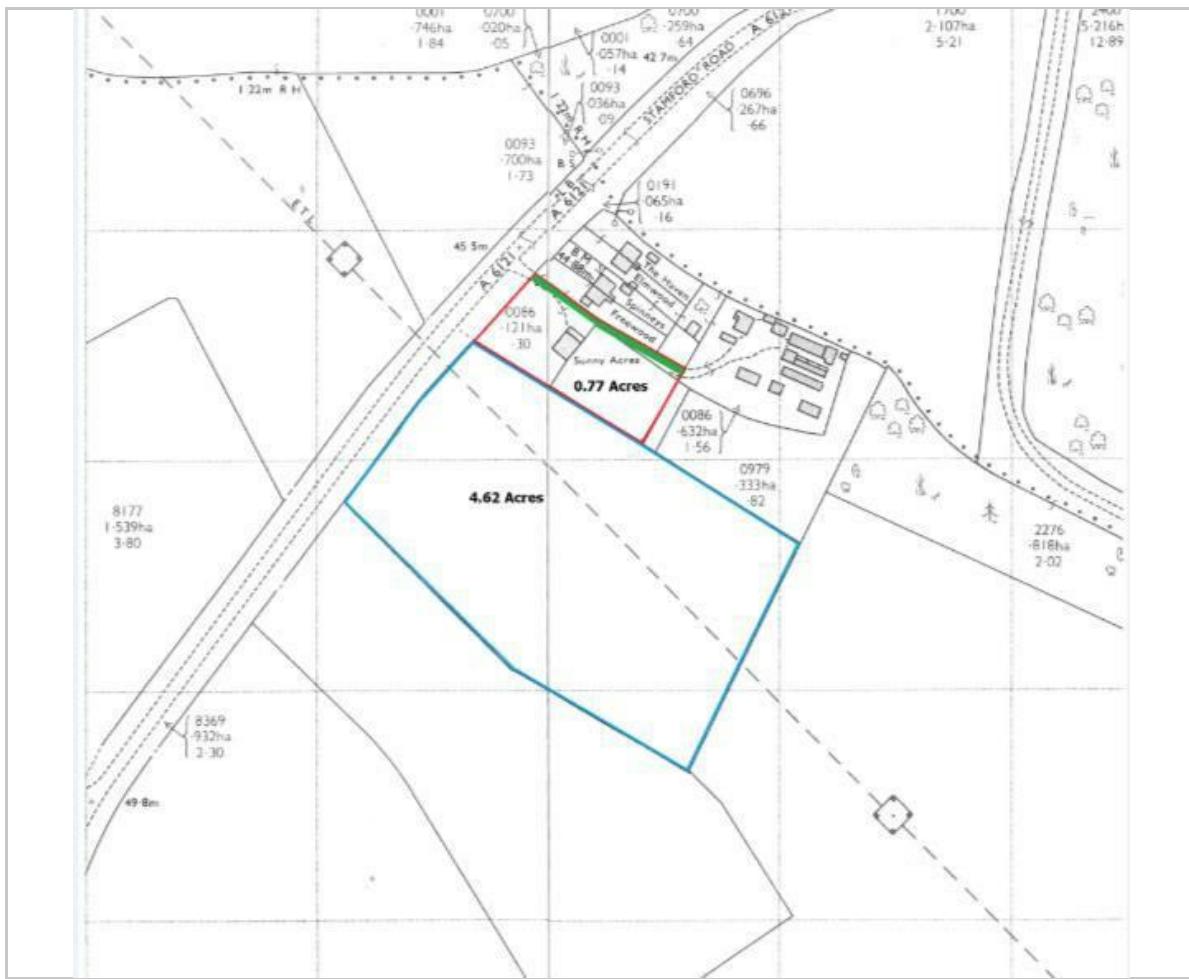
**COUNCIL TAX**  
The Council Tax Band for the property is "B".

**OVERAGE PROVISION**  
The property is sold subject to an overage provision in the event of any planning permission being granted for more than one residential dwelling or any commercial unit. The overage provision shall be for a period of 21 years from the date of completion and the seller shall be entitled to 30% of any uplift in value resulting from the granting of planning consent.

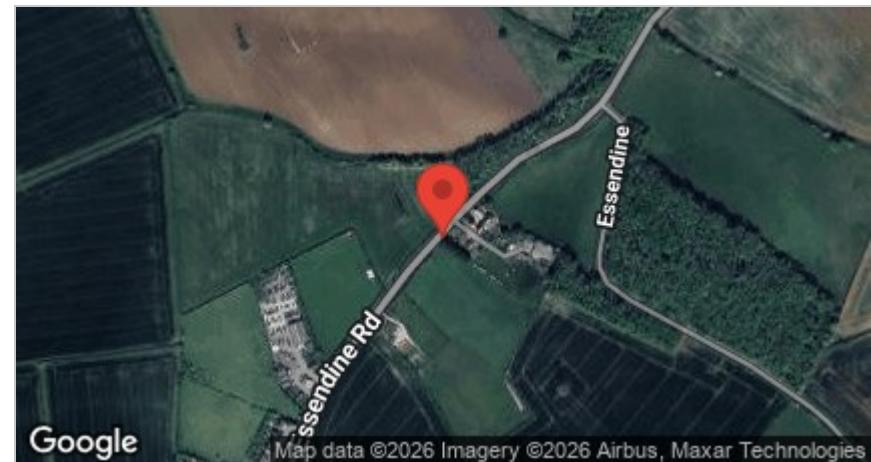
**AGENTS NOTE**  
An additional paddock area of up to 4.62 acres is available by separate negotiation (coloured blue).



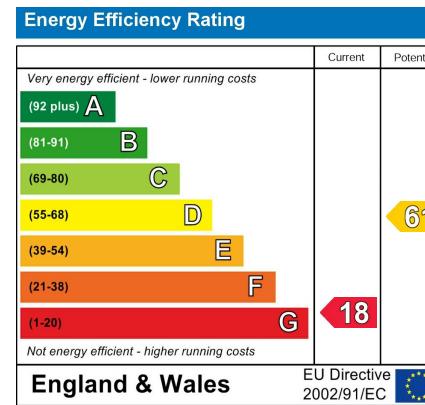
## Floor Plan



## Area Map



## Energy Efficiency Graph



**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

**Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB**

[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)

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