



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES

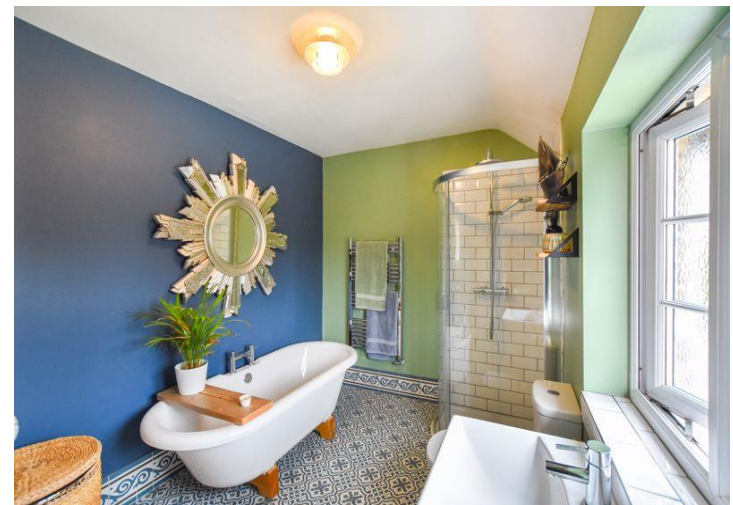


Ryhall Road,
Stamford, PE9 1UL
£335,000

SUMMARY

- Double Fronted Two Double Bedroom Character Property
- Extensive Front and Rear Landscaped Gardens
- Well presented with a Light & Airy feel throughout
- Kitchen/Dining Room with rear lobby and downstairs Cloakroom
- Living Room with Log Burner & Separate Sunroom
- Off road parking for atleast 4/5 cars and a detached Single Garage

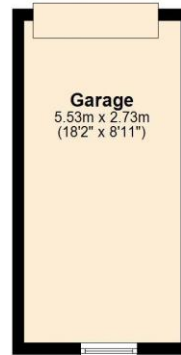




An early viewing is essential to appreciate the space, standard and location on offerDouble fronted period property, situated only a short walk into Stamford's vibrant town centre and only a stones throw from Sainsburys, Rhino's Gymnasium and other local amenities. Briefly comprising; Living Room, Garden Room/Sun Room, Kitchen Dining Room, Rear Lobby, Downstairs WC, Family Bathroom, Two Double Bedrooms with built in storage, Single Garage, Front and Rear Landscaped Rear Gardens, Off road parking for multiple cars. The historic market town of Stamford with from many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary & secondary schools near by, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market towns such as Bourne, Market Deeping and Oakham. High speed trains from Peterborough (only 15 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter. The A1 road is only 1 mile away.



Ground Floor
Approx. 67.1 sq. metres (722.4 sq. feet)



Tenure: Freehold

EPC Rating: Pending

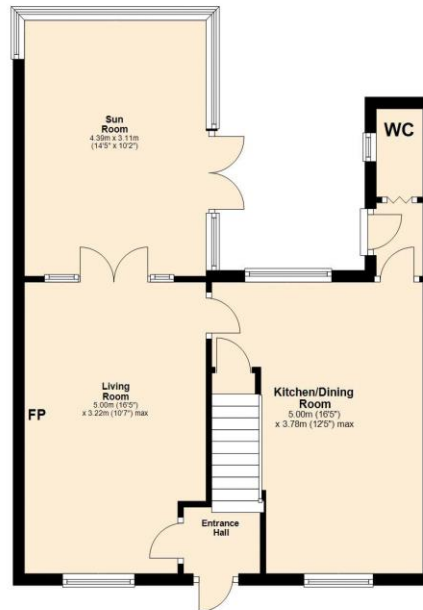
Council Tax Band: B

Local Authority: South Kesteven District Council

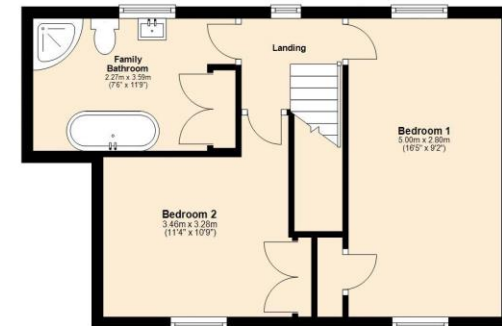
Services: Mains Gas – Electric – Water - Drainage

DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.



First Floor
Approx. 39.0 sq. metres (420.3 sq. feet)



Total area: approx. 106.2 sq. metres (1142.7 sq. feet)