



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES

Church Street, Ryhall

Stamford, PE9 4HP

£325,000

SUMMARY

- Idyllic Rutland Village Location
- Three Bedroom End Of Terrace Cottage
- Off Road Parking
- Front & Rear Gardens
- Living Room & Dining Room
- Kitchen
- Family Bathroom
- Situated In The Heart Of The Village





*** OFF ROAD PARKING ***

Nest Estates are pleased to offer to the market this three bedroom end of terrace cottage, situated in the idyllic village of Ryhall and its amenities. Forrester's Cottage comprises; Living Room, Dining Room, Kitchen, Three well proportioned bedrooms, Family Bathroom, Front & Rear Gardens and Off Road Parking for two vehicles at the rear.

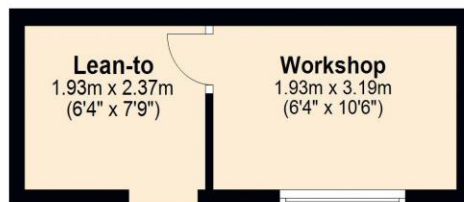
The property is located just a stones throw away from the village shop and post office, two local public houses, library and the primary school.

The nearby historic market town of Stamford is located 2 miles away, with 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 nearby, 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 2 miles away.









Tenure: **Freehold**

EPC Rating: **TBC**

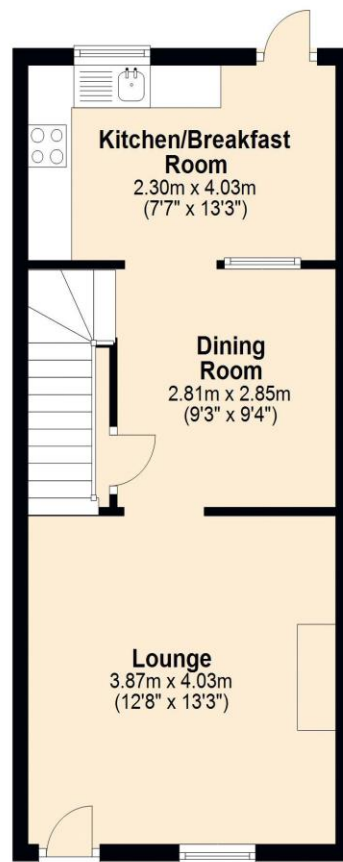
Council Tax Band: **B**

Local Authority: **Rutland County Council**

Services: **Gas Central Heating**

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.



Total area: approx. 94.8 sq. metres (1020.5 sq. feet)



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