



nest
ESTATES

**Burbary House, Riverside Close,
Ryhall**

Stamford, PE9 4JZ

£500,000

SUMMARY

- Newly Built Three Bedroom Detached Home
- High Specification
- Kitchen Dining Room
- Living Room
- Downstairs WC, Family Bathroom & En Suite Shower Room
- Off Road Parking & Enclosed Rear Garden
- Idyllic Rutland Village Location
- Simon Boon Development









Burbeary House, a charming, detached 3-bedroom home at the heart of the stone built development

Ideally positioned at the front of this thoughtfully designed development, Burbeary House is a beautifully crafted three-bedroom, two-bathroom detached home, perfectly blending with the character of the surrounding village. The heating system is powered by an air source heat pump and the whole of the ground floor has under floor heating.

Step through a welcoming front porch canopy into a spacious 18'10" living room, where elegant French doors open directly onto the garden—ideal for indoor-outdoor living and entertaining. The modern 18'10" kitchen comes fully fitted with high-quality appliances including an integrated oven, hob, extractor fan, dishwasher, and fridge/freezer, finished with Quartz worktop. Plumbing is in place for your washing machine, and a convenient ground floor cloakroom adds extra functionality for busy households. Upstairs, the principal bedroom offers a peaceful retreat, complete with fitted wardrobes and a stylish, fully tiled ensuite shower room. The second bedroom is a generously sized double, also featuring fitted wardrobes with sleek sliding doors. The third bedroom is a versatile space, perfect for a child's room, guest room, or home office. The main bathroom is fully tiled and features a freestanding contemporary bath—a touch of luxury for your daily routine.

Outside, the property benefits from a block-paved driveway with parking for two cars, offering both practicality and curb appeal. The rear garden is full enclosed and has a tiled patio area.

Location...

The property is located just a short walk 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.

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