



nest
ESTATES

Riverside Close, Ryhall

Stamford, PE9 4JZ

£1,400,000

SUMMARY

- Five Bedroom Executive Detached Family Home
- 3790 Sq Ft Of Accommodation
- Open Plan Kitchen Family Dining Room & Utility Room
- Sitting Room & Study
- Downstairs WC & Five En Suites
- Double Garage & Off Road Parking
- Enclosed Rear Garden
- High Specification



This exceptional executive home features five spacious double bedrooms, each with its own beautifully appointed en-suite bathroom.

Thoughtfully designed throughout, the home welcomes you via an impressive entrance into a generous central hallway. Double doors open into the elegant sitting room, complete with dual-aspect windows overlooking the Close, bi-fold doors leading to the garden, and a wood-burning stove that adds warmth and character. At the heart of the home is the expansive open-plan kitchen, dining and family area with a central island — a superb living and entertaining space perfectly suited to modern family life. The kitchen features fully integrated appliances, with premium-quality cabinetry and worktops synonymous with the craftsmanship of Simon Boon Homes. Two sets of large bi-fold doors create a seamless connection to the garden. A practical utility room with external access — ideal for muddy paws and outdoor living — sits alongside a cloakroom and a generously sized study, completing the ground floor accommodation.

The first floor offers three impressive double bedrooms, each benefiting from its own en-suite bathroom and private dressing room. The principal suite is particularly luxurious, featuring two dressing rooms and a stunning en-suite with both a separate bath and walk-in shower.

On the second floor, two further double bedrooms each enjoy their own en-suite bathrooms, providing ideal accommodation for guests or growing families.

Outside, the double garage also benefits from direct garden access, while the wraparound garden enhances the sense of space and privacy. To the front, ample additional parking completes this distinguished home.

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.



1

2



Tenure: **Freehold**

EPC Rating: **TBC**

Council Tax Band: **TBC**

Local Authority: **Rutland Council**

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.

