



**nest**  
ESTATES

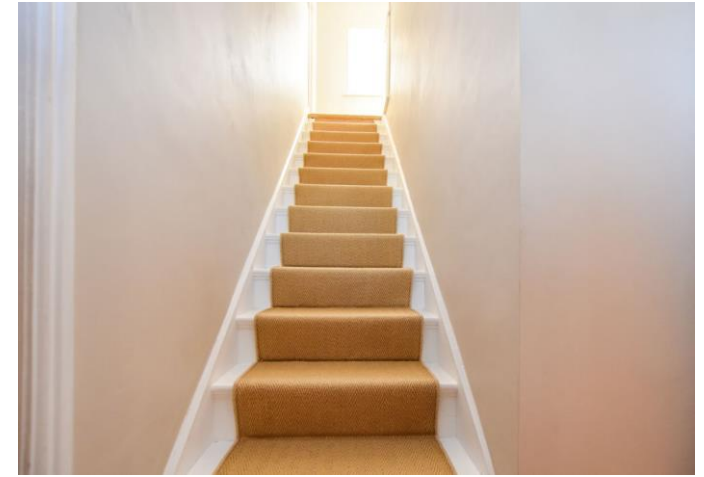


**Ryhall Road,**  
Stamford, PE9 1UL  
**Offers in Excess of £350,000**

# SUMMARY

- Two Double Bedroom Terraced Home
- Double Garage & Off Road Parking
- Office Pod With Separate WC
- Kitchen Breakfast Room
- Dining Room
- Living Room With Log Burner
- Downstairs WC & Family Bathroom
- Front & Rear Gardens

















A well-presented two-bedroom terraced home offering generous living space, a double garage, and extensive off-road parking to the rear. The accommodation comprises a spacious kitchen breakfast room, perfect for casual dining, alongside a separate dining room ideal for entertaining. There is a convenient downstairs WC and a bright, comfortable living room featuring patio doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. Upstairs, the property offers two well-proportioned double bedrooms and a family bathroom.

Externally, the home benefits from a front garden with a pathway leading to a side gate, providing access to the rear. The substantial south-west facing rear garden enjoys plenty of natural sunlight throughout the day, making it an ideal space for relaxation or entertaining. Within the garden, there is a versatile office pod complete with its own separate WC, as well as access to the double garage and multiple off-road parking spaces, offering both practicality and flexibility.

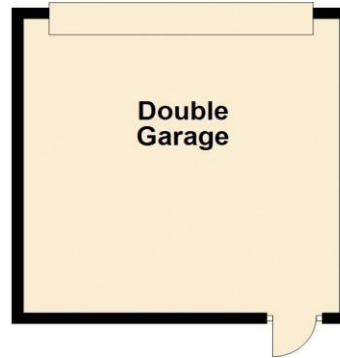
### **Location...**

The historic market town of Stamford 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 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.

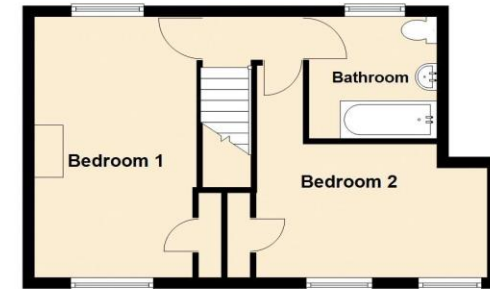
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**Ground Floor**  
Approx. 92.1 sq. metres (991.1 sq. feet)



**First Floor**  
Approx. 35.7 sq. metres (383.9 sq. feet)



Total area: approx. 127.7 sq. metres (1375.0 sq. feet)

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