



nest
ESTATES



Riverside Close, Ryhall

Stamford, PE9 4JZ

£220,500

SUMMARY

- Two Bedroom Semi Detached Home
- Off Road Parking
- Enclosed Rear Garden Spaces
- High Specification
- Kitchen
- Living / Dining Space
- Family Bathroom
- Idyllic Rutland Village Location



Available through the First Homes scheme, these properties are exclusively offered to buyers who meet the Government's First Homes eligibility criteria, as well as those set by Rutland Council. For full details contact our office. Originally RICS valued at £315,000 - offered through the First Homes scheme with a 30% discount, reducing the property to £220,500.

Beautifully designed and thoughtfully laid out, these homes offer comfort, style, and practicality in equal measure. Step in through a charming covered porch entrance. The contemporary kitchen comes fully equipped with integrated appliances, including an oven, hob, extractor fan, dishwasher, and fridge/freezer. There's also a dedicated space for your washing machine, making daily living seamless. The generously proportioned living room (14' x 12') provides ample space for comfortable furniture arrangements and features elegant French doors that open out onto the rear garden — perfect for indoor-outdoor living. A convenient downstairs cloakroom completes the ground floor. Upstairs, you'll find two spacious double bedrooms, both with built-in wardrobes featuring sleek sliding doors. The modern bathroom is fully tiled and includes a bath with a shower overhead — perfect for unwinding after a long day.

Outside, each property includes dedicated parking for two vehicles.

The heating system is powered by an air source heat pump and the whole of the ground floor has under floor heating.

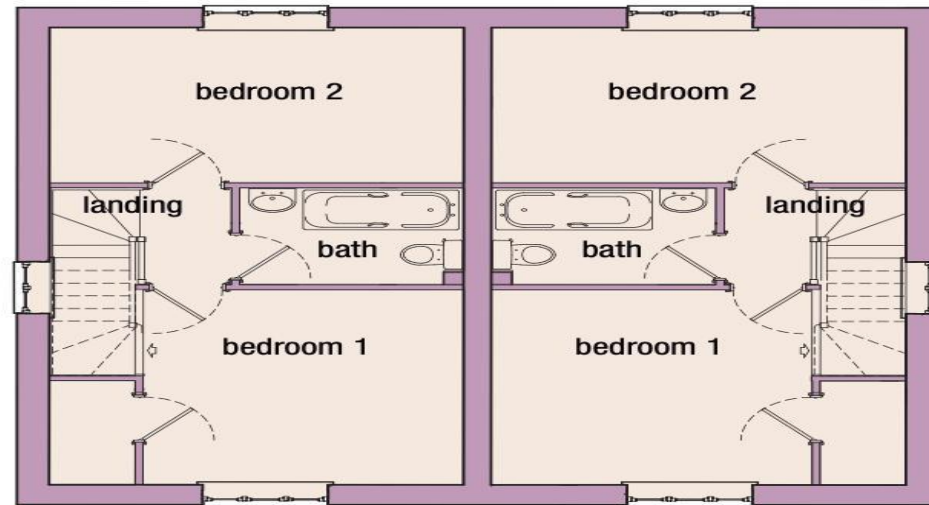
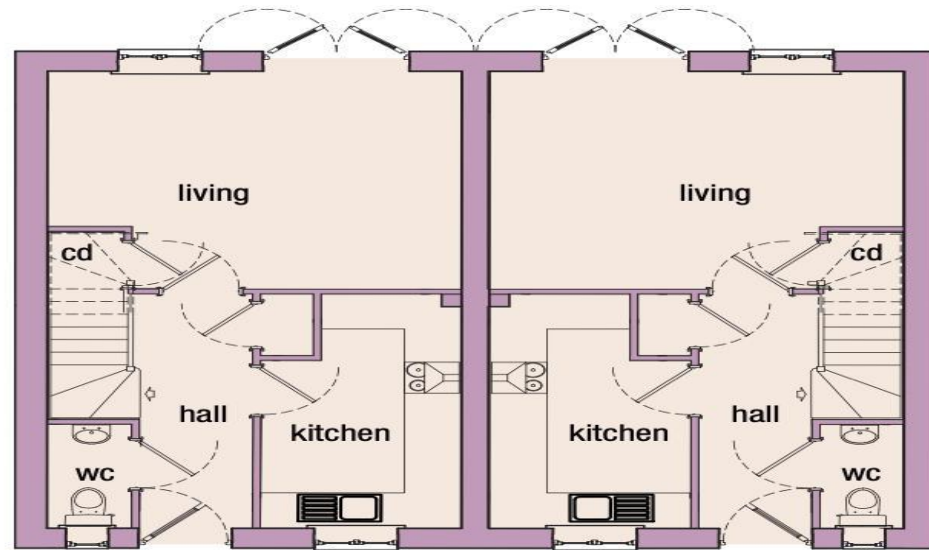
Location...

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.

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.



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