



nest
ESTATES



Riverside Close, Ryhall

Stamford, PE9 4JZ

£855,000

SUMMARY

- 2240 Sq Ft - Executive Four Bedroom Detached Family Home
- Open Plan Kitchen Family Dining Room & Utility Room
- Living Room
- Downstairs WC, Family Bathroom & Three En Suites
- Garage & Off Road Parking
- Rear Garden With Extensive Patio Area
- Idyllic Rutland Village Location
- River Frontage



Plot 5 - A beautifully designed and highly practical family home arranged over three floors, offering four generous double bedrooms, three en-suite bathrooms, and a well-appointed family bathroom.

The property has been thoughtfully designed with modern family living in mind. At its heart is a superb open-plan kitchen and dining area, complete with French doors opening onto the garden and fitted with high-quality cabinetry, premium worktops, and integrated appliances. A spacious and well-proportioned utility room provides additional convenience and also benefits from direct access to the outside, as does the garage.

Internally, the welcoming sitting room features a charming wood-burning stove and double doors leading through to the dining area and kitchen, creating a wonderful sense of flow throughout the ground floor.

On the first floor, the accommodation continues to impress, with two spacious double bedrooms benefitting from en-suite facilities, while the third bedroom is also a generous double. The family bathroom is elegantly appointed with both a separate bath and shower.

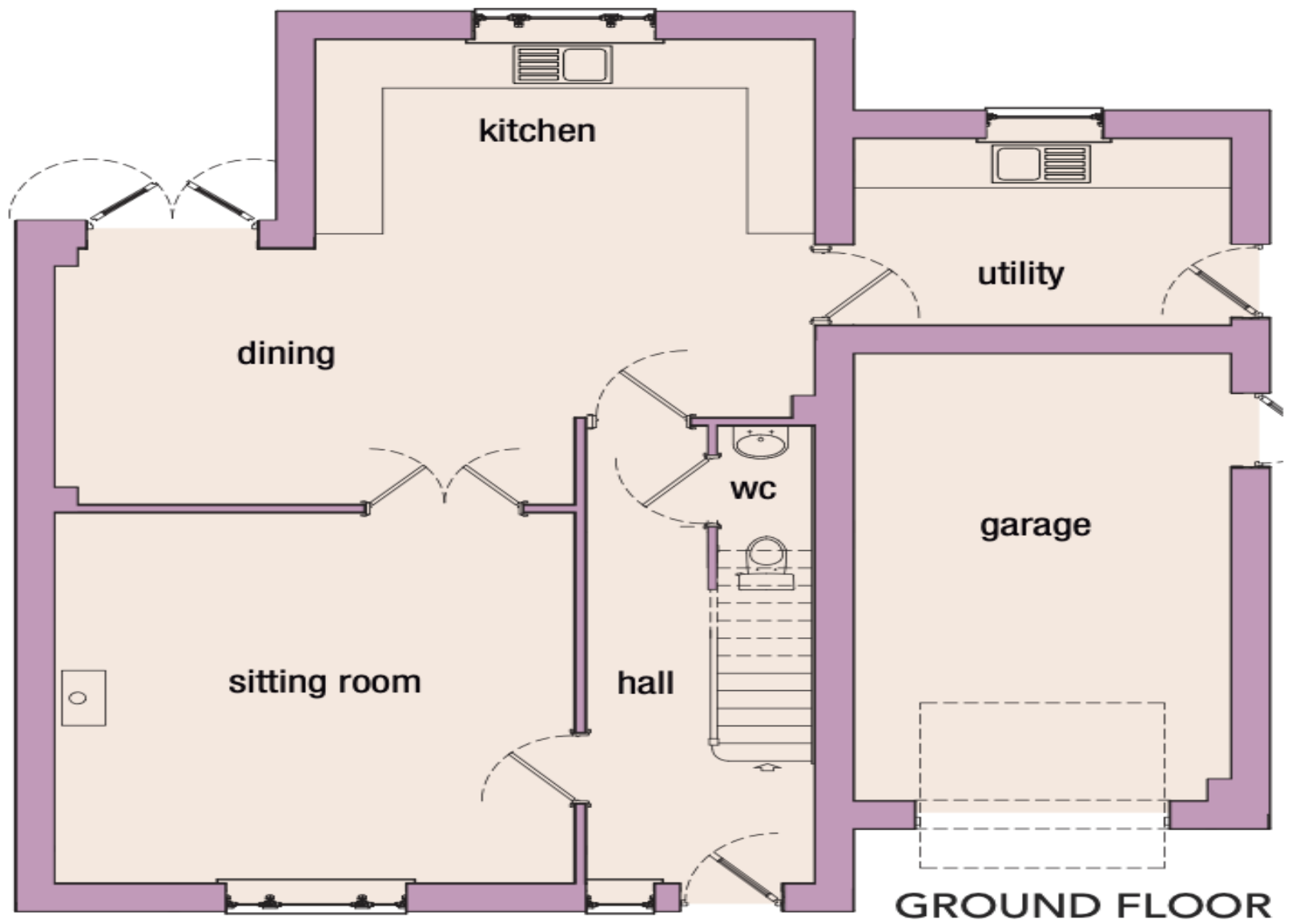
Occupying the entire top floor, the principal bedroom offers a bright and airy retreat, flooded with natural light from both a dormer window and a roof light. Complete with its own en-suite bathroom, this exceptional space provides the perfect private sanctuary.

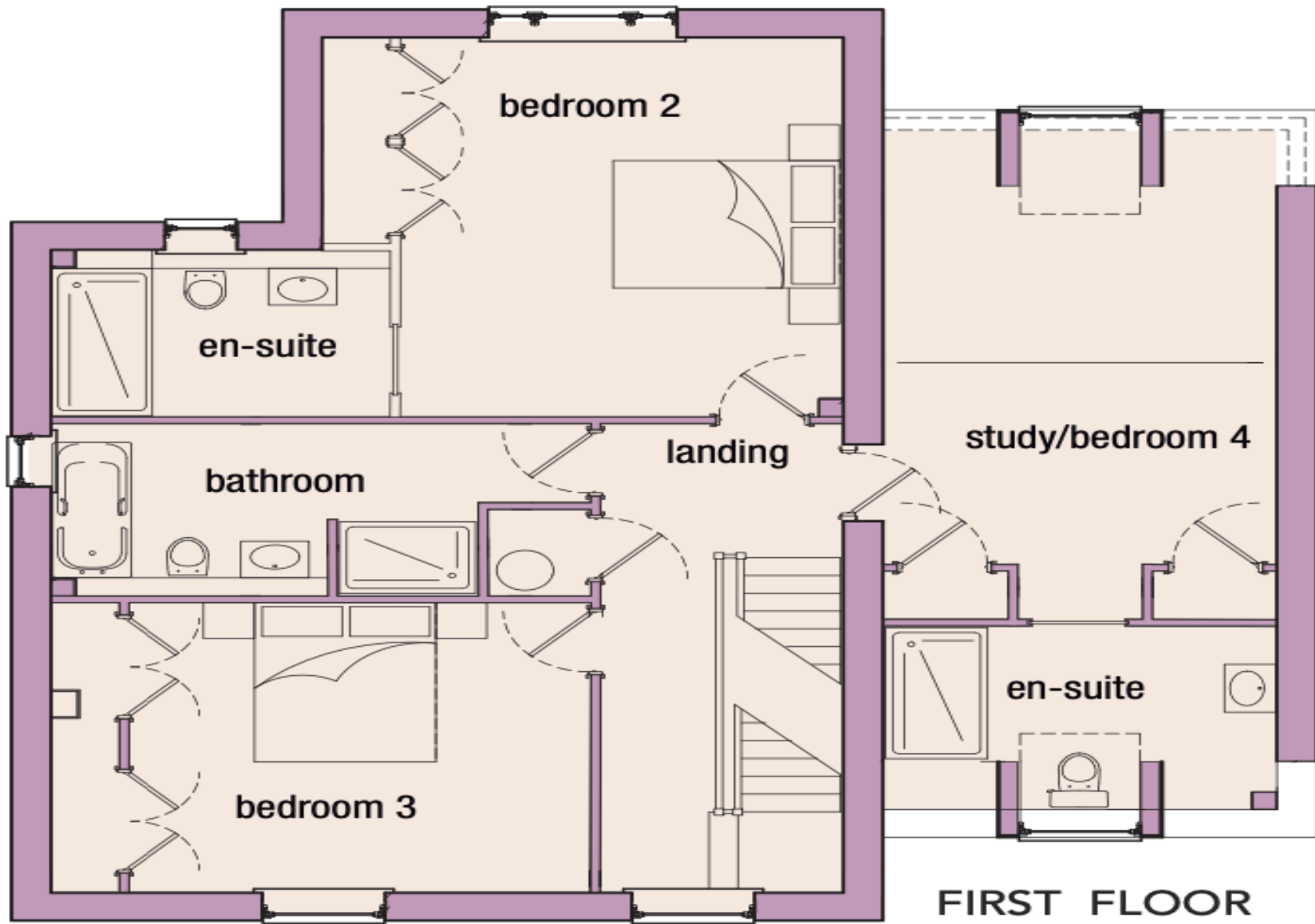
To the front of the property, there is ample parking available for residents and guests alike.

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.





Tenure: **Freehold**

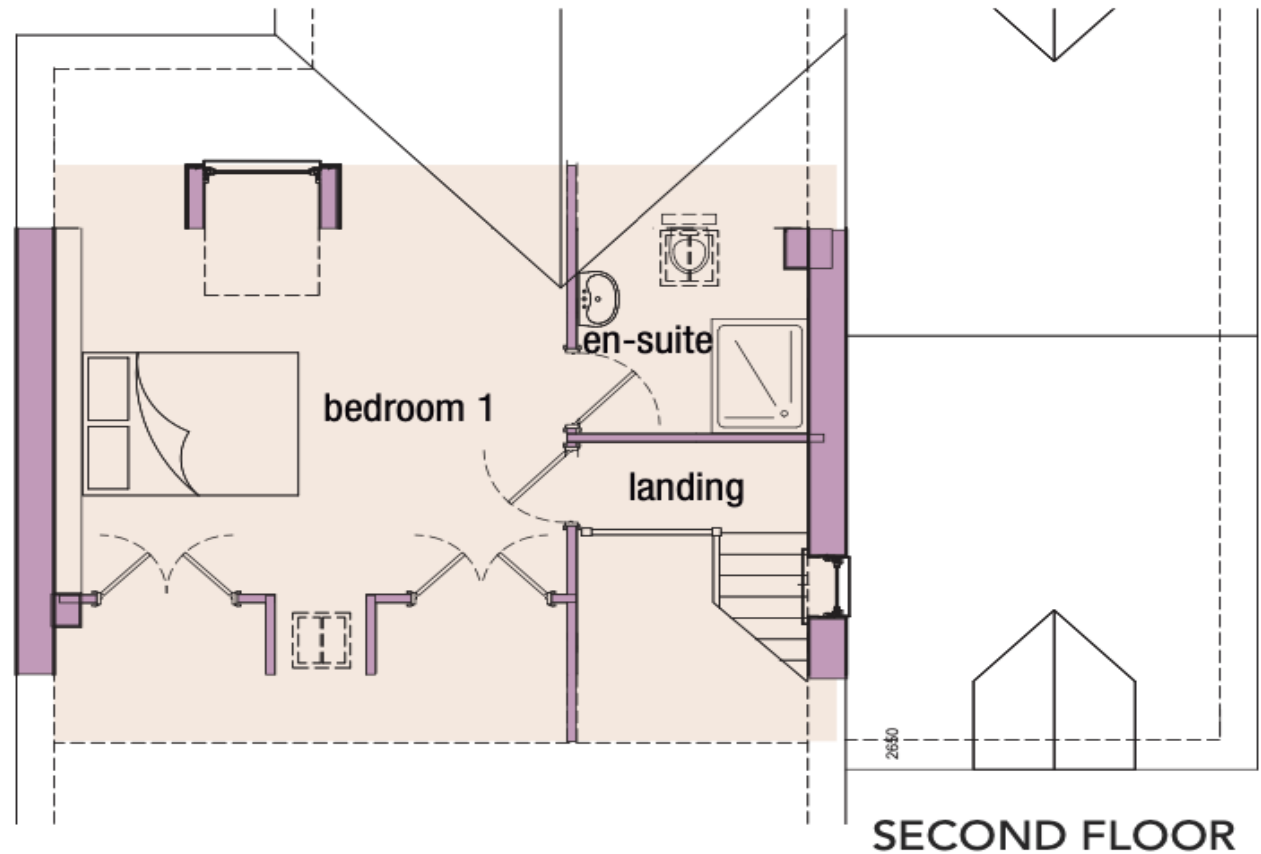
EPC Rating: **TBC**

Council Tax Band: **TBC**

Local Authority: **Rutland Council**

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8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110

info@nestestates.co.uk

www.nestestates.co.uk