



nest  
ESTATES



Ryhall Road,  
Stamford, PE9 1UJ  
£295,000

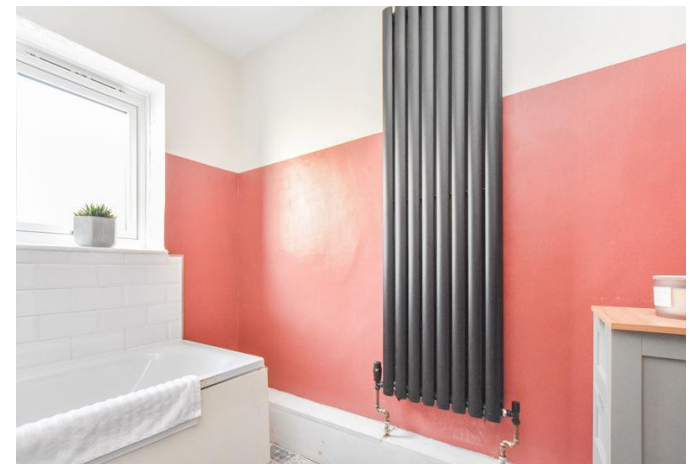
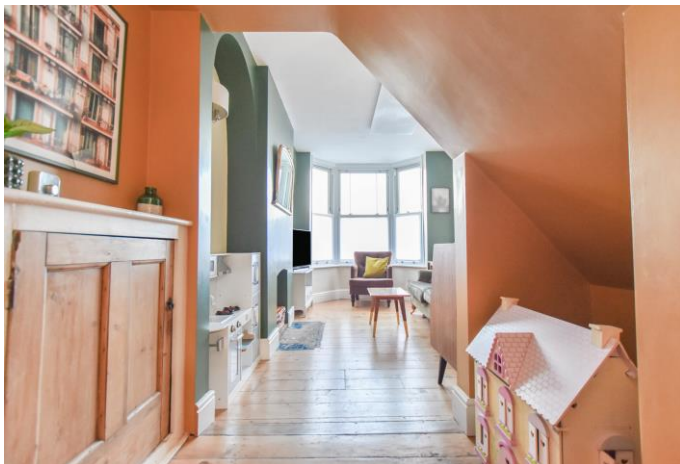


# SUMMARY

- Three Bedroom Character Property
- Two Side By Side Off Road Parking Spaces
- Enclosed Rear Garden
- Living Room & Dining Room
- Kitchen & Utility
- Bathroom
- Short Walk To Town Centre & Other Amenities

















A charming three-bedroom character property, ideally located just a short walk from Stamford's vibrant town centre and a wide range of local amenities.

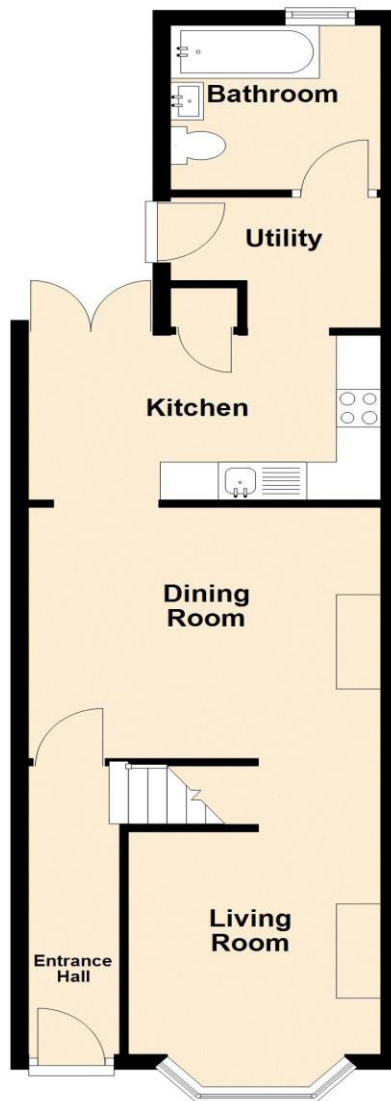
The home benefits from two side-by-side off-road parking spaces to the front, along with a generous rear garden featuring an attractive decked area, perfect for outdoor entertaining. The accommodation comprises a welcoming living room, separate dining room, well-appointed kitchen, utility room and family bathroom. Upstairs offers three bedrooms, complemented by a useful loft space providing additional storage or potential for further use.

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.

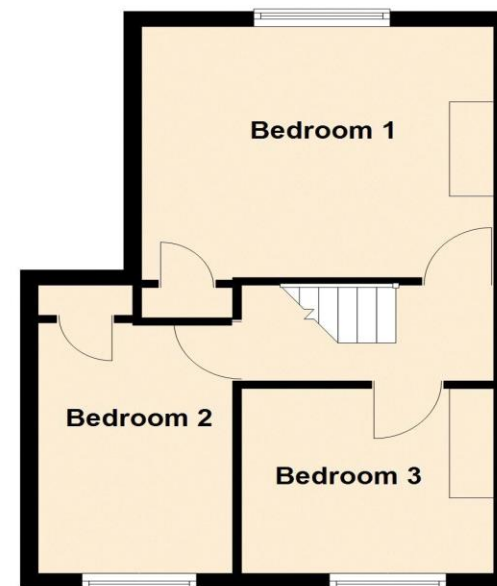
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**Ground Floor**  
Approx. 47.9 sq. metres (515.1 sq. feet)



**First Floor**  
Approx. 33.3 sq. metres (358.0 sq. feet)



Total area: approx. 81.1 sq. metres (873.1 sq. feet)

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