



nest
ESTATES

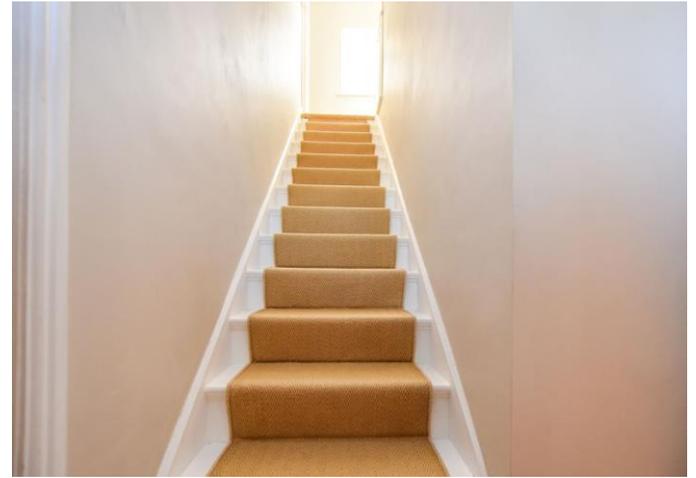


Ryhall Road,
Stamford, PE9 1UL
Guide Price £360,000

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...

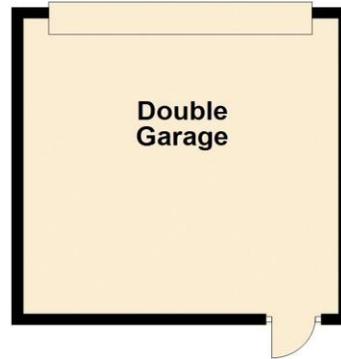
The historic market town of Stamford with many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between 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.

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.

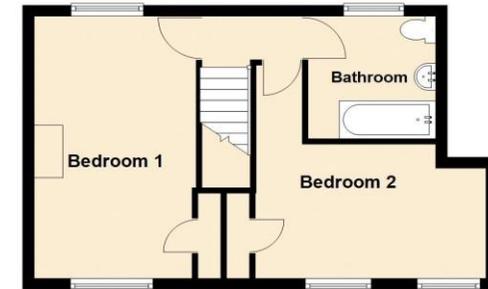
Ground Floor

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)

nest
ESTATES

8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110

info@nestestates.co.uk

www.nestestates.co.uk