



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD

nest  
ESTATES



Ryhall Road,  
Stamford, PE9 1UL  
Guide Price £375,000



## SUMMARY

- Double Fronted Two Bedroom Period Property
- Two Double Bedrooms
- Downstairs WC & Family Bathroom
- Kitchen Dining Room & Utility Room
- Living Room & Garden Room
- Front & Rear Landscaped Gardens
- Double Garage, Off Road Parking & Electric Gates
- Close To Amenities







GUIDE PRICE 350,000 - 375,000. \*\*\* CLOSE TO TOWN CENTRE \*\*\* DOUBLE GARAGE AND OFF ROAD PARKING \*\*\* ELECTRIC GATES \*\*\* Double fronted period property, situated only a short walk into Stamford's vibrant town centre and only a stones throw from Sainsburys, Rhino's Gymnasium and other local amenities. Briefly comprising; Living Room, Garden Room, Kitchen Dining Room, Utility Room, Downstairs WC, Family Bathroom, Two Double Bedrooms with built in storage, Double Garage, Front and Rear Landscaped Rear Gardens, Electric gated access to rear. The historic market town of Stamford with from 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.



Tenure:

EPC Rating:

Council Tax Band:

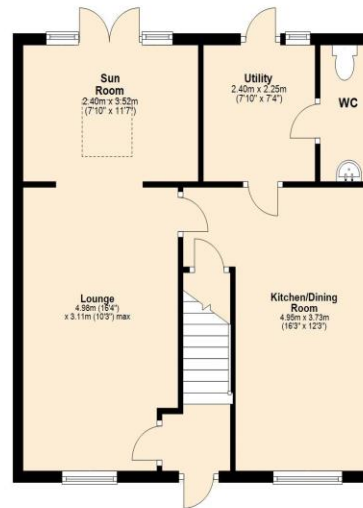
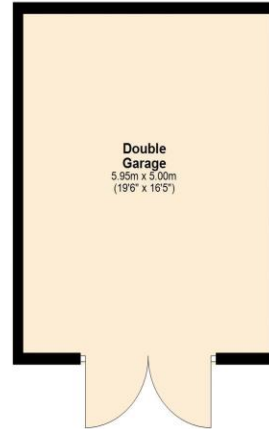
Local Authority:

Services:

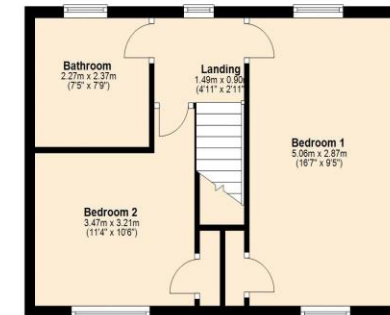
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**Ground Floor**  
Approx. 81.4 sq. metres (875.9 sq. feet)



**First Floor**  
Approx. 35.5 sq. metres (382.1 sq. feet)



Total area: approx. 116.9 sq. metres (1257.9 sq. feet)