



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Gwash Meadows, Ryhall

Stamford, PE9 4LB

Guide Price £525,000

SUMMARY

- Three Double Bedroom, Three En Suite Family Home
- Stone Built & Semi Detached
- Garage & Off Road Parking
- Kitchen Dining Room
- Living Room With Bi-Folding Doors
- Downstairs WC
- South West Facing Rear Garden
- Idyllic Village Location





***** HIGH SPECIFICATION *** OVER 1700 SQ FT OF ACCOMMODATION *** SOUTH WEST FACING REAR GARDEN *** GARAGE & OFF ROAD PARKING *****

Set within the idyllic Rutland village of Ryhall, this larger than meets the eye three double bedroom, three en suite family home. All bedrooms have large amounts of built in wardrobe space. The ground floor benefits from a downstairs WC, high specification kitchen dining room, with double doors opening to living room and bi-folding doors leading to the south west facing rear garden. From the rear garden there is a gate leading to the garage and off road parking. The garage has an electric up and over door and there is further space to the side of the garage to store the bins.

Gwash Meadows 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 County Council

Services: Gas Central Heating

Approximate Area = 143.0 sq m / 1539 sq ft

Garage = 17.0 sq m / 183 sq ft

Total = 160.0 sq m / 1722 sq ft

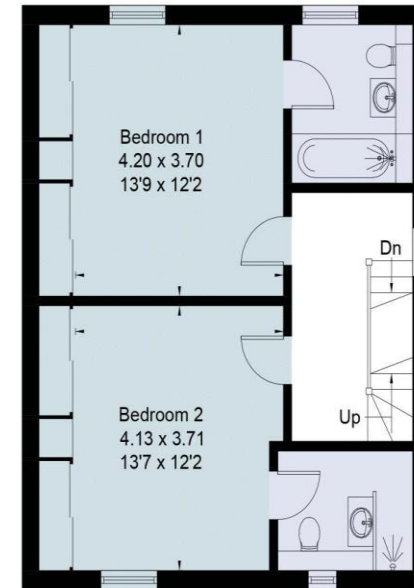


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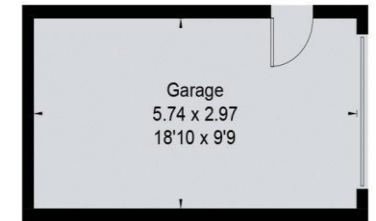
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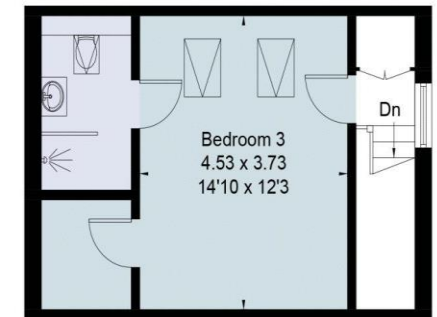
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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