



BRITISH
PROPERTY
AWARDS

2018
★★★★★

GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



The Square, Ryhall
Stamford, PE9 4HJ
Offers in Excess of £499,000

SUMMARY

- Five Double Bedroom Character Property
- Downstairs WC, Family Bathroom & En Suite To Master Bedroom
- Living Room & Conservatory
- Kitchen Dining Room
- Garage & Off Road Parking
- Enclosed Garden Space
- Close To Local Amenities
- Character Home





*** 2503 SQ FT OF LIVING ACCOMMODATION ***
GARAGE & OFF ROAD PARKING ***

St. Tibba House is set in the heart of the village and offers spacious accommodation over three floors. Briefly comprising; Entrance Hall, Living Room, Downstairs WC, Kitchen Dining Room, Conservatory, Five Double Bedrooms, En Suite to master, Family Bathroom, Garage, Enclosed Garden & Off Road, Parking.

St. Tibba House is located just a stones throw 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 1 mile away.



Tenure: **Freehold**

EPC Rating: **D**

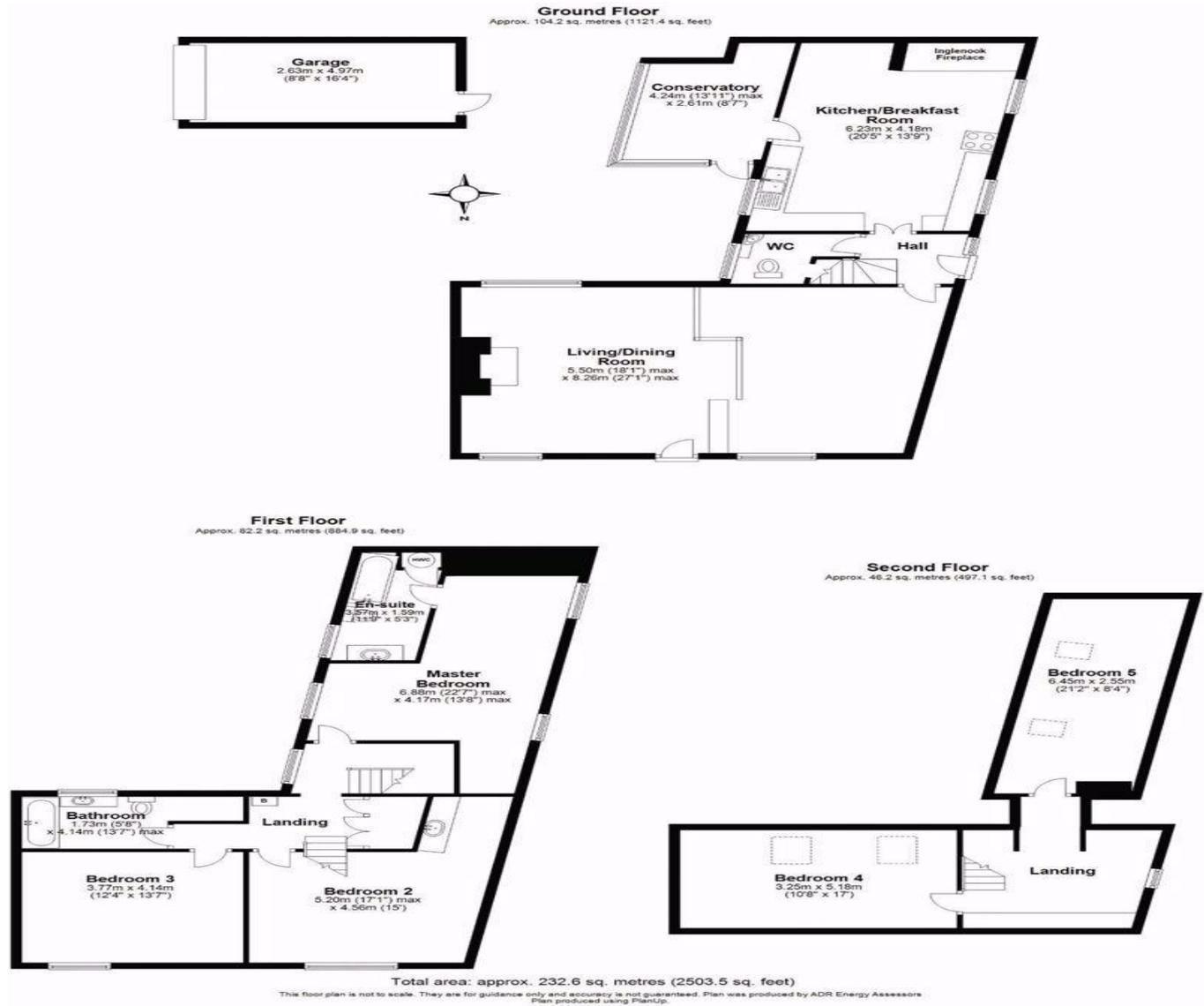
Council Tax Band: **F**

Local Authority: **Rutland County Council**

Services: **Gas Central Heating**

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.



nest
ESTATES

8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110

info@nestestates.co.uk

www.nestestates.co.uk