

# Ryhall Road Stamford

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- Character cottage in central Stamford
- Two double bedrooms
- Two reception rooms
- Kitchen/breakfast
- Large family bathroom
- Established front & rear gardens & patio

## The Property

A fantastic opportunity to acquire an attractive stone-built cottage, sitting mid-terrace in the sought after location of Ryhall Road in Stamford, close to local facilities, amenities and transport links. Fig Tree Cottage retains original character features throughout including exposed beams to ceiling and with accommodation comprising; an entrance hallway with stair to the first floor, a sitting room/snug, formal open-plan living & dining room, kitchen/breakfast and family bathroom. On the first floor there are two double bedrooms.

## Outside

The property is set back from the road and accessed via a gated entrance through established enclosed gardens.

To the rear, the gardens are mainly laid to lawn, bordered by mature shrubs plants and hedging. There is also a patio seating area adjacent to the property. There is gated access over two neighbouring properties' gardens to a shared passage leading to the street.



The picturesque Georgian market town of Stamford offers a variety of amenities, facilities and schooling, whilst being conveniently located close to the railway station and major roads. Stamford offers a range of state and private schooling within the town which have been rated 'Good' & 'Outstanding' by recent Ofsted. The Cathedral city, Peterborough is around 14 miles which offers a further range of restaurants and shopping facilities with a main line connection to London Kings Cross. Stamford town includes supermarkets, boutique shops and the ever popular weekly Friday market. Major roads including the A1 are easily accessible providing easy access to the North & South.



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## Rooms & Measurements

Entrance - Entered via part glazed timber door directly in to the living room

Living Room - 3.58m x 3.58m (11'9 x 11'9)

Dining Room - 2.74m x 2.67m (9 x 8'9)

Kitchen - 4.83m x 1.63m (2.49m max) (15'10 x 5'4 (8'2) maximum

Bathroom - 2.82m x 1.60m (9'3 x 5'3)

First Floor Landing - 1.80m x 0.79m (5'11 x 2'7 (including stairs)

Bedroom One - 3.71m x 3.20m (12'2 x 10'6)

Bedroom Two - 2.77m x 2.69m (9'1 x 8'10)

EPC Rating: TBC

Tenure: Freehold



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