



Post Office Lane

Stamford, PE9 4JP

Tucked away on the charming and peaceful Post Office Lane, this delightful two-bedroom period cottage perfectly blends character features with stylish contemporary living. Beautifully presented throughout, the property has been thoughtfully updated while retaining its cosy cottage appeal, making it an ideal home for first-time buyers, downsizers, investors or those seeking a village lifestyle within easy reach of Stamford. *****NO CHAIN*****

£239,995

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- Beautifully presented character cottage in a sought-after village setting
- Modern shaker-style kitchen with breakfast dining area
- Quiet tucked-away position on charming Post Office Lane
- Two well-proportioned bedrooms
- Ground floor cloakroom
- Excellent access to Stamford, Rutland Water and local village amenities
- Spacious living room with attractive feature fireplace
- Stylish family bathroom with bath and separate shower
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

4'2" x 3'8" (1.27m x 1.12m)

Cloakroom

5'9" x 4'0" (1.75m x 1.22m)

Living Room

13'10" x 12'4" (4.22m x 3.76m)

Kitchen Breakfast Room

10'2" x 8'1" (3.10m x 2.46m)

Landing

3'2" x 13'10" (0.97m x 4.22m)

Bedroom 1

14'11" x 8'7" (4.55m x 2.62m)

Bedroom 2

11'4" x 8'4" (3.45m x 2.54m)

Bathroom

7'9" 9'8" (2.36m 2.95m)

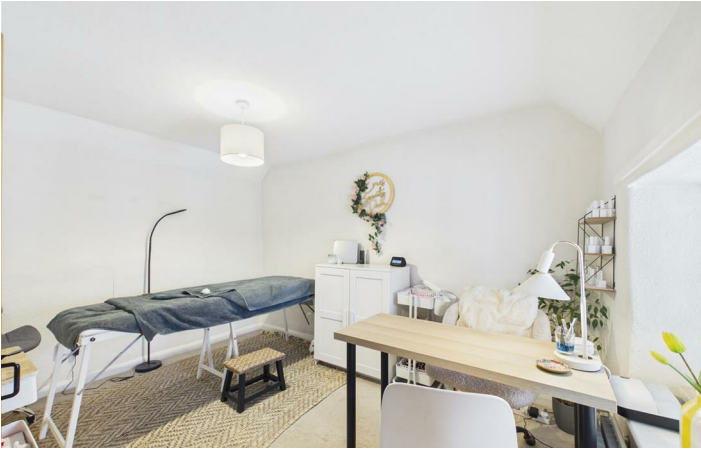
Driveway Parking

Courtyard Garden

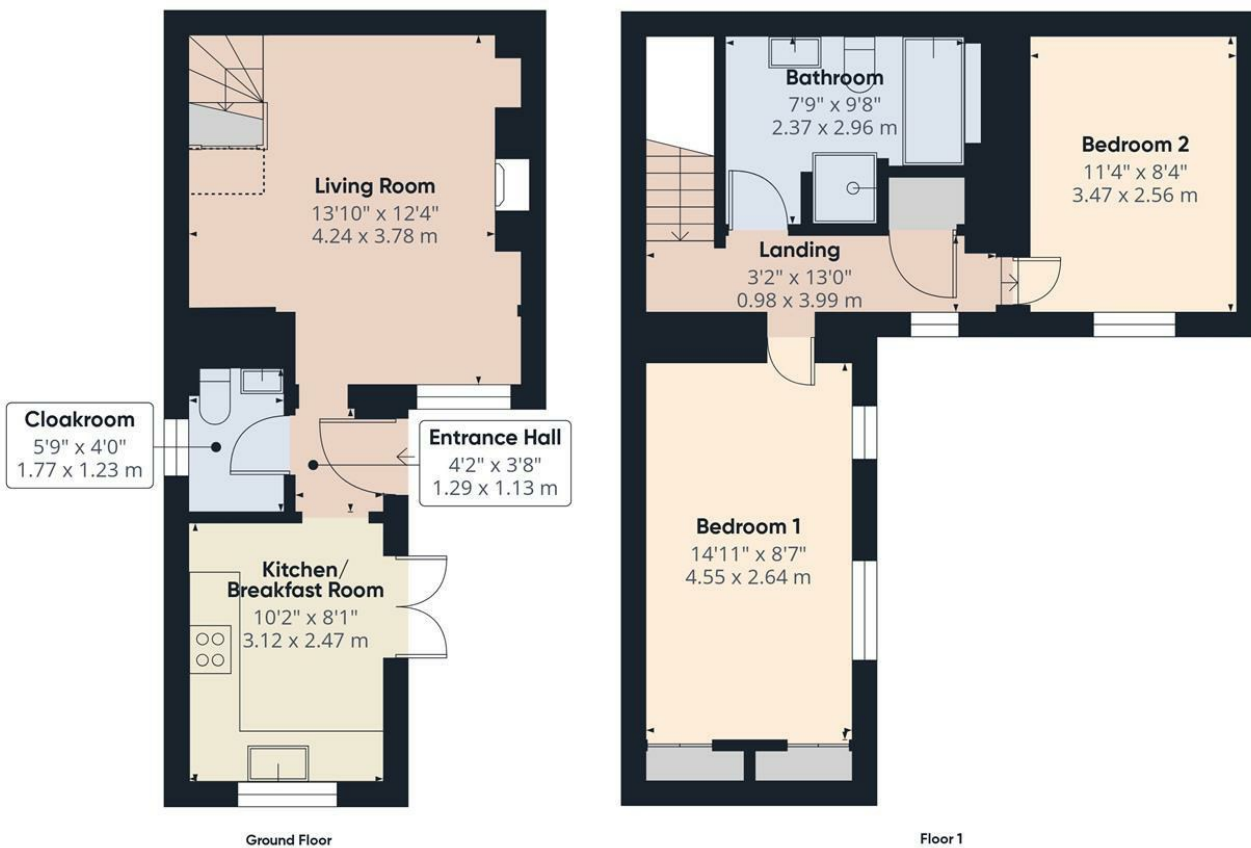


Directions

Please use the following postcode for Sat Nav guidance - PE9 4JP Ryhall is one of Rutland's most desirable villages, offering an excellent range of amenities including a village shop and post office, popular primary school, two public houses, church, library and village hall. The historic Georgian market town of Stamford lies approximately three miles away, providing a superb selection of independent shops, restaurants, cafés and a mainline railway station with services to Peterborough and onwards to London King's Cross. There are also regular bus routes into



Floor Plan



Approximate total area⁽¹⁾

647 ft²
60.2 m²

Reduced headroom

5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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