



3 West Mill, Easton On The Hill, Stamford, PE9 3NX

 **NEWTON FALLOWELL**

 3  1  2

Key Features

- Detached bungalow
- Light and airy living room
- Kitchen breakfast room with an array of units
- Three piece bathroom
- Two double bedrooms and a single bedroom
- Driveway providing off road parking
- Popular village location
- EPC Rating D
- Freehold

£425,000





Three bedroom detached bungalow tucked away in a quiet cul de sac in the popular location of Easton On The Hill. The property boasts UPVC double glazing, a spacious living room, kitchen breakfast room, two double bedrooms, a single bedroom, a three piece bathroom, a driveway, single garage and enclosed rear garden.



Entering via the entrance hall which offers great flow around the bungalow. To one side of the property is a light and airy living room with feature fireplace and a kitchen breakfast room with an array of units, a handy pantry and a door leading to the separate utility room. To the other side of the property is a three piece family bathroom, two double bedrooms and a further single bedroom.



Outside to the front is a gravel driveway leading to the single detached garage, and a front lawn with shrubbery borders. The rear garden is fully enclosed and private featuring a patio seating area and a variation of shrubs and flowers.

Entrance hall 3.94m x 4.04m (12'9" x 13'3")

Living room 5.13m x 3.96m (16'10" x 13'0")

Kitchen Breakfast room 6.10m x 2.77m (20'0" x 9'1")

Utility room 1.91m x 1.80m (6'4" x 5'11")

Bedroom one 3.94m x 2.95m (12'11" x 9'8")

Bedroom two 3.96m x 2.79m (13'0" x 9'2")

Bedroom three 2.84m x 2.41m (9'4" x 7'11")

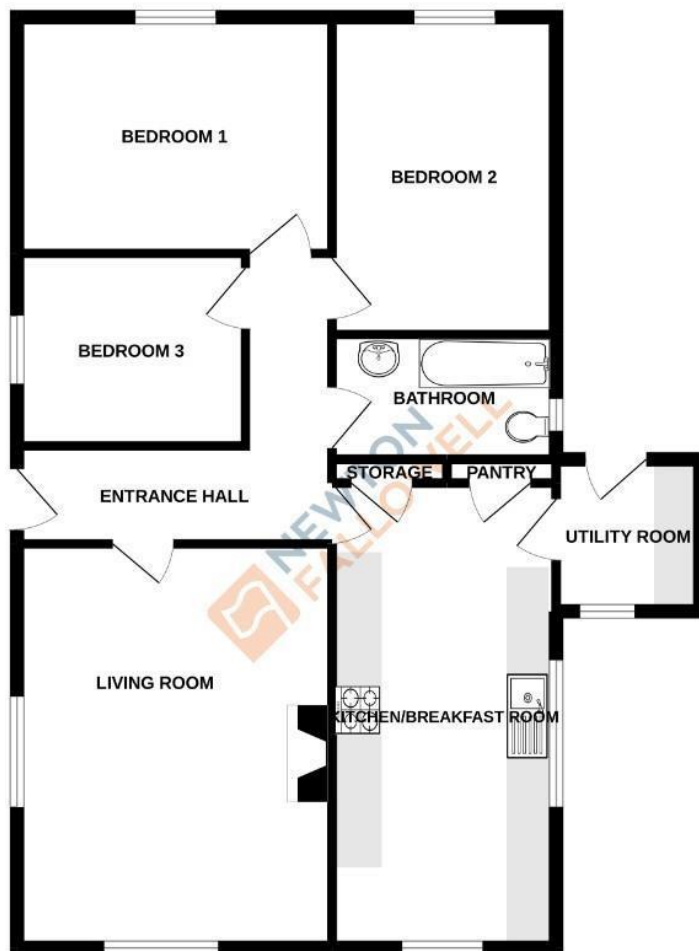
Bathroom 2.64m x 1.55m (8'8" x 5'1")

Garage 4.88m x 2.46m (16'0" x 8'1")

Agent Note

The lock on the garage door needs replacing, it can only be locked from the inside.

GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 52022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority: East Northamptonshire Council
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.