



Stamford Road, Easton On The Hill,  
PE9 3NS



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£450,000 - £475,000 - Freehold



## Key Features

- Charming semidetached cottage
- Three double bedrooms
- Large four piece bathroom
- Open plan kitchen diner
- Two further reception rooms
- Lovely conservatory
- Large cellar
- Enclosed low maintenance garden





**\*\*GUIDE PRICE £450,000 - £475,000\*\*** This charming three bedroom semidetached cottage is an absolute gem nestled in the heart of the popular village of Easton on the Hill. Boasting a wealth of characterful features and ample living space, this lovely cottage is an idyllic family home.

As you step inside, you are greeted by an inviting entrance porch that leads you to a spacious hallway which offers excellent flow downstairs connecting two spacious storage cupboards, two stunning reception rooms, and the open plan kitchen breakfast room. The cosy living room boasts a beautiful bay window and a stunning feature fireplace, while the dining room is equally impressive with its lovely feature fireplace and ample living space. The kitchen breakfast room features an array of units and a spacious pantry, and the rear hallway off the kitchen leads to the useful utility/cloakroom and the light-filled conservatory with a large storage outbuilding.

The cellar is accessed via the utility room and is generously sized, offering ample storage space for all your needs. Upstairs, the landing connects three well-proportioned double bedrooms and a spacious family bathroom with a luxurious walk-in shower and a separate bath. Bedroom one benefits from a spacious walk in dressing room.

The enclosed rear garden is an absolute delight, offering a low-maintenance courtyard with a charming stone wall and a separate gated access which could potentially offer off-road parking.

Overall, this delightful property is perfect for those looking for a tranquil countryside lifestyle without compromising on modern conveniences. Don't miss your chance to own this stunning piece of Easton on the Hill.



### Entrance hall

2.01m x 1.09m (6.6ft x 3.6ft)

### Hallway

3.83m x 1.89m (12.6ft x 6.2ft)

### Living room

4.3m x 3.98m (14.1ft x 13.1ft)

### Dining room

5.68m x 3.41m (18.6ft x 11.2ft)

### Kitchen breakfast room

5.41m x 3.46m (17.7ft x 11.4ft)

### Cloakroom/Utility

1.95m x 1.87m (6.4ft x 6.1ft)

### Conservatory

3.67m x 3.01m (12ft x 9.9ft)

### Storage

2.09m x 1.67m (6.9ft x 5.5ft)

### Cellar

8.64m x 3.2m (28.3ft x 10.5ft)

### Landing



3.28m x 2.8m (10.8ft x 9.2ft)

### Bedroom one

4.32m x 3.88m (14.2ft x 12.7ft)

### Dressing room

2.22m x 1.66m (7.3ft x 5.4ft)

### Bedroom two

4.35m x 3.88m (14.3ft x 12.7ft)

### Bedroom three

2.92m x 2.69m (9.6ft x 8.8ft)

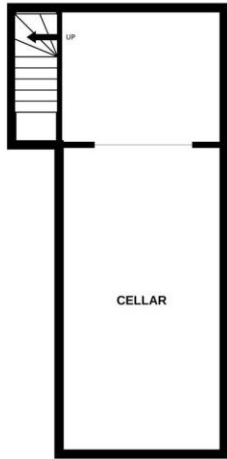
### Bathroom

3.71m x 3.29m (12.2ft x 10.8ft)

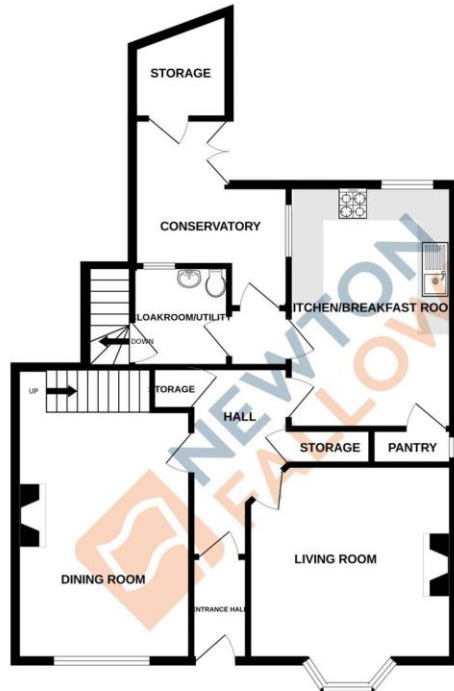


# Floorplan

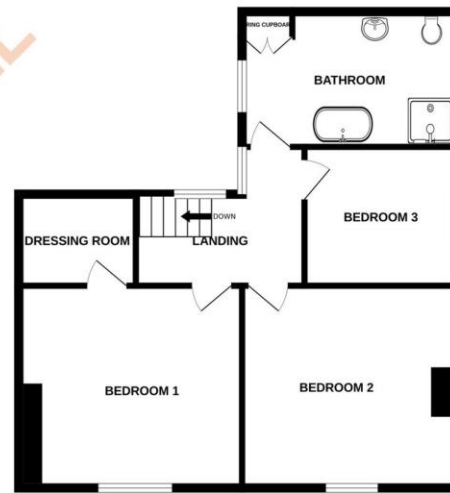
BASEMENT  
323 sq.ft. (30.0 sq.m.) approx.



GROUND FLOOR  
629 sq.ft. (58.2 sq.m.) approx.

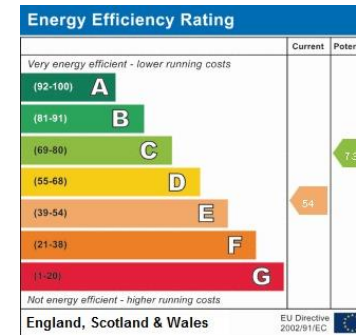


1ST FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1816 sq.ft. (168.7 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.  
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### Council Tax Information

Local Authority: East Northamptonshire Council  
Council Tax Band: D

### Agent 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.



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