



11 The Brambles, Easton On The Hill, Stamford, PE9 3NJ

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Modern three bedroom semidetached
- Three well balanced bedrooms
- Open plan living room/Kitchen
- Modern kitchen with an array of units
- Low maintenance rear garden
- Off road parking for two vehicles to the front
- Downstairs cloakroom
- Three piece modern bathroom
- EPC Rating C
- Freehold

£295,000





Modern three bedroom semidetached home, tucked away on a quiet cul de sac in the popular village of Easton on the Hill. The property boasts an open plan living accommodation downstairs, a modern kitchen & bathroom, three well balanced bedrooms, low maintenance rear garden and driveway for two vehicles.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor, a handy storage cupboard underneath and access to the living room and downstairs cloakroom. The light and airy living room hosts an abundance of space, French doors which open onto the patio and an opening into the modern kitchen which has an array of units and integrated appliances. To the first floor, the landing connects three well-proportioned bedrooms and the modern three piece family bathroom.



Outside to the front is a driveway for two vehicles. Gated access to the side of the property lead into the enclosed and private rear garden which features a patio seating area and low maintenance artificial lawn.



Entrance hall 3.14m x 1.23m (10.3ft x 4ft)

WC 1.13m x 1.17m (3.7ft x 3.8ft)

Kitchen diner 2.93m x 6.4m (9.6ft x 21ft)

Living room 3.1m x 3.8m (10.2ft x 12.5ft)

Landing 4.14m x 0.83m (13.6ft x 2.7ft)

Bedroom one 3.13m x 3.87m (10.3ft x 12.7ft)

Bedroom two 3.13m x 2.54m (10.3ft x 8.3ft)

Bedroom three 2.24m x 3.48m (7.3ft x 11.4ft)

Bathroom 2.22m x 1.95m (7.3ft x 6.4ft)

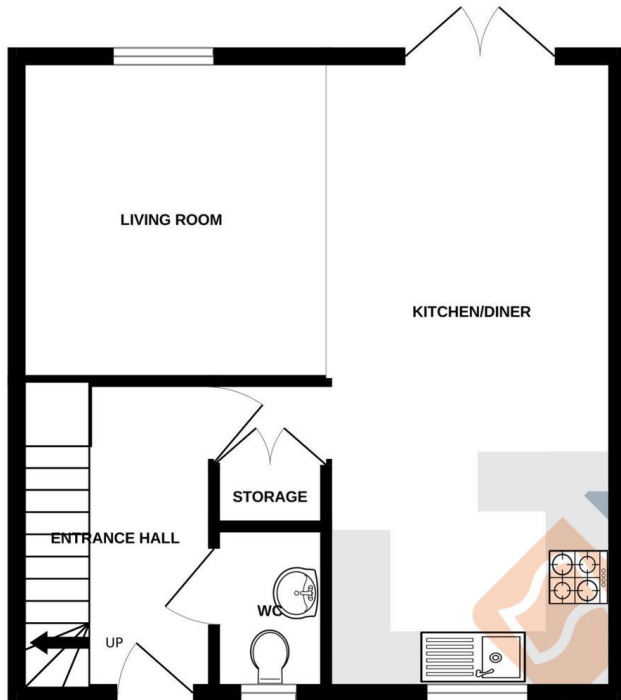
Agents Note

The boiler and oven may need replacing. The solar panels to the rear of the property are owned and facilitated by Ovo Energy. The rate is about 5p/kWh. It works out about £100 a year to claim back through the fees in tariff.

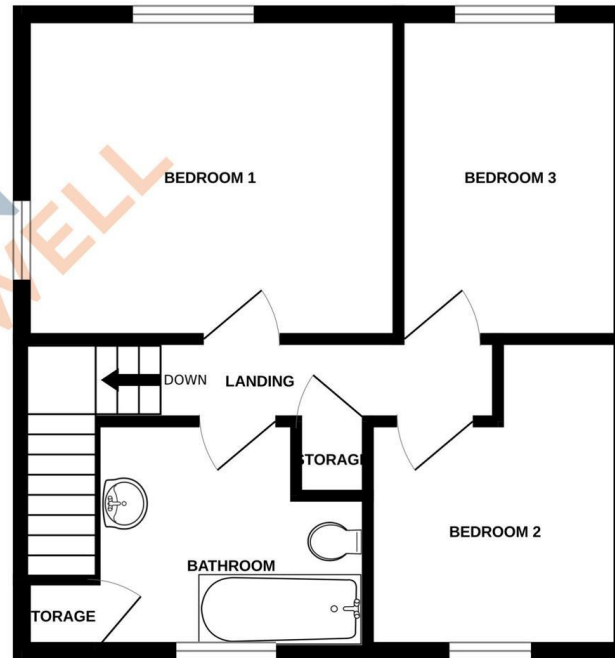




GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority: East Northamptonshire Council
Council Tax Band: B

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.