



1 Neville Day Close, Easton On The Hill, Stamford, PE9 3NG

 **NEWTON FALLOWELL**



Key Features

- 50% Shared Ownership
- Popular Village Location
- Three Bedrooms
- End Terraced Home
- Lounge/Diner & Conservatory
- Modern Fitted Kitchen
- Open Aspects to Rear
- Mature Rear Garden
- EPC Rating C
- Leasehold

Shared ownership £130,000





50% SHARED OWNERSHIP. We are delighted to offer to the market this well presented THREE BEDROOM end terraced home set in the village of Easton on the Hill boasting; a modern kitchen, a lounge/diner, conservatory, a modern bathroom, private residence parking area with open green space and a stunning garden with open aspects.

The property is set in one corner of the close with residence parking bays located close by and an open green space directly in front of the property. On entering the home, you'll be greeted by the hallway with useful storage beneath the stairs, a convenient ground floor WC and doors to the kitchen and lounge / diner. The kitchen has been fitted with a range of units to both wall and base level with space for freestanding white goods. The lounge / diner is set to the rear of the property overlooking the rear garden with a feature fireplace to the living area and ample space for a dining table & four chairs. Twin doors lead through to the conservatory which enjoys views over the rear garden and had twin glazed doors leading to one side onto the patio terrace. To the first floor there are three generous bedrooms and a modern fitted family bathroom.

Outside the property are well maintained and planted gardens filled with a wealth of inset shrubs and flowers. The garden is fully enclosed for privacy with gated access to one side leading to the front and enjoys an open aspect to the rear.

Entrance hall 4.70m x 1.99m (15'5" x 6'6")

WC 1.99m x 1.25m (6'6" x 4'1")

Kitchen 3.27m x 2.86m (10'8" x 9'5")

Lounge/Diner 5.00m x 3.66m (16'5" x 12'0")

Conservatory 3.01m x 2.14m (9'11" x 7'0")

Landing 3.47m x 1.99m (11'5" x 6'6")

Bedroom one 4.38m x 2.66m (14'5" x 8'8")

Bedroom two 3.99m x 2.89m (13'1" x 9'6")

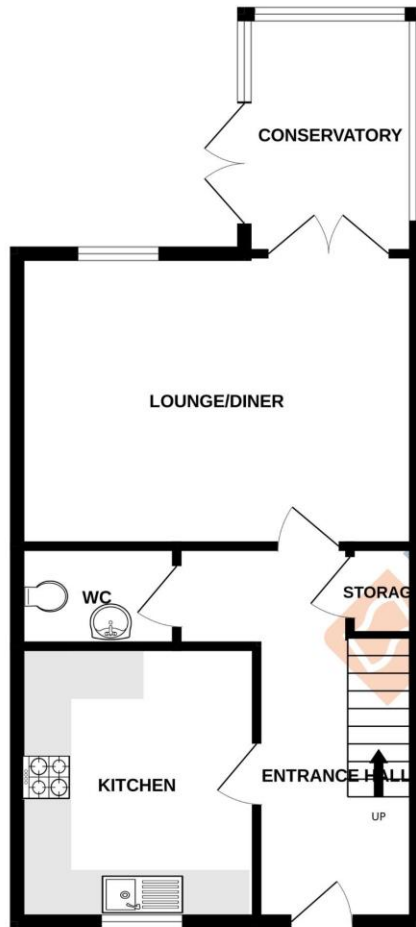
Bedroom three 3.04m x 2.17m (10'0" x 7'1")

Bathroom 1.95m x 1.74m (6'5" x 5'8")

Agent Note 0.00m x 0.00m (0'0" x 0'0")

50% Shared Ownership
Lease granted on 2/11/06 for 99 years with Longhurst Group.
The maximum share that can be purchased in the property is 80%.
Monthly rent: £374.68

GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.8 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority: East Northamptonshire
Council Tax Band: C

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.