West Mill, Easton On The Hill

NEWTON FALLOWELL

3 1 2

Key Features

- Spacious Three Bedroom Detached Bungalow
- Large Wrap Around Plot
- Off Road Parking and Single Detached Garage
- No Onward Chain
- Backing Onto Open Fields
- Sought After Village Location
- Council Tax Band - D
- EPC Rating - D
- Freehold

£367,500

No Onward Chain

Newton Fallowell are pleased to present this spacious three-bedroom detached bungalow, ideally located in the highly sought-after village of Easton on the Hill. Offering generous accommodation throughout, the property features two large double bedrooms, a further single bedroom, and well-proportioned living spaces.

Upon entering, you are welcomed by a wide entrance hall providing access to all principal rooms. To the left is a formal dining room overlooking the front garden, while to the right a bright dual-aspect living room with feature fireplace creates a comfortable and inviting space.

At the rear, a recently fitted kitchen provides ample worktop space and integrated appliances including a Neff electric oven and induction hob, dishwasher and washing machine, complemented by a useful rear porch with storage and access to the garden.

The sleeping accommodation includes two generous double bedrooms, with the principal bedroom enjoying uninterrupted views across open fields, plus a third single bedroom. A three-piece family bathroom and an airing cupboard complete the internal layout. The current owners have fully boarded the loft space.

Externally, the property benefits from wrap-around gardens. The front garden is mainly laid to lawn with mature borders and a charming stone wall, while the rear garden enjoys a private aspect backing onto open fields, with lawn, patio seating areas, summer house, shed and a brick-built outbuilding. Off-road parking is available to the front of the property.

Kitchen/Breakfast Room 3.94m x 3.51m (12'11" x 11'6")

Lounge 3.63m x 3.94m (11'11" x 12'11")

Dining Room 3.47m x 3.88m (11'5" x 12'8")

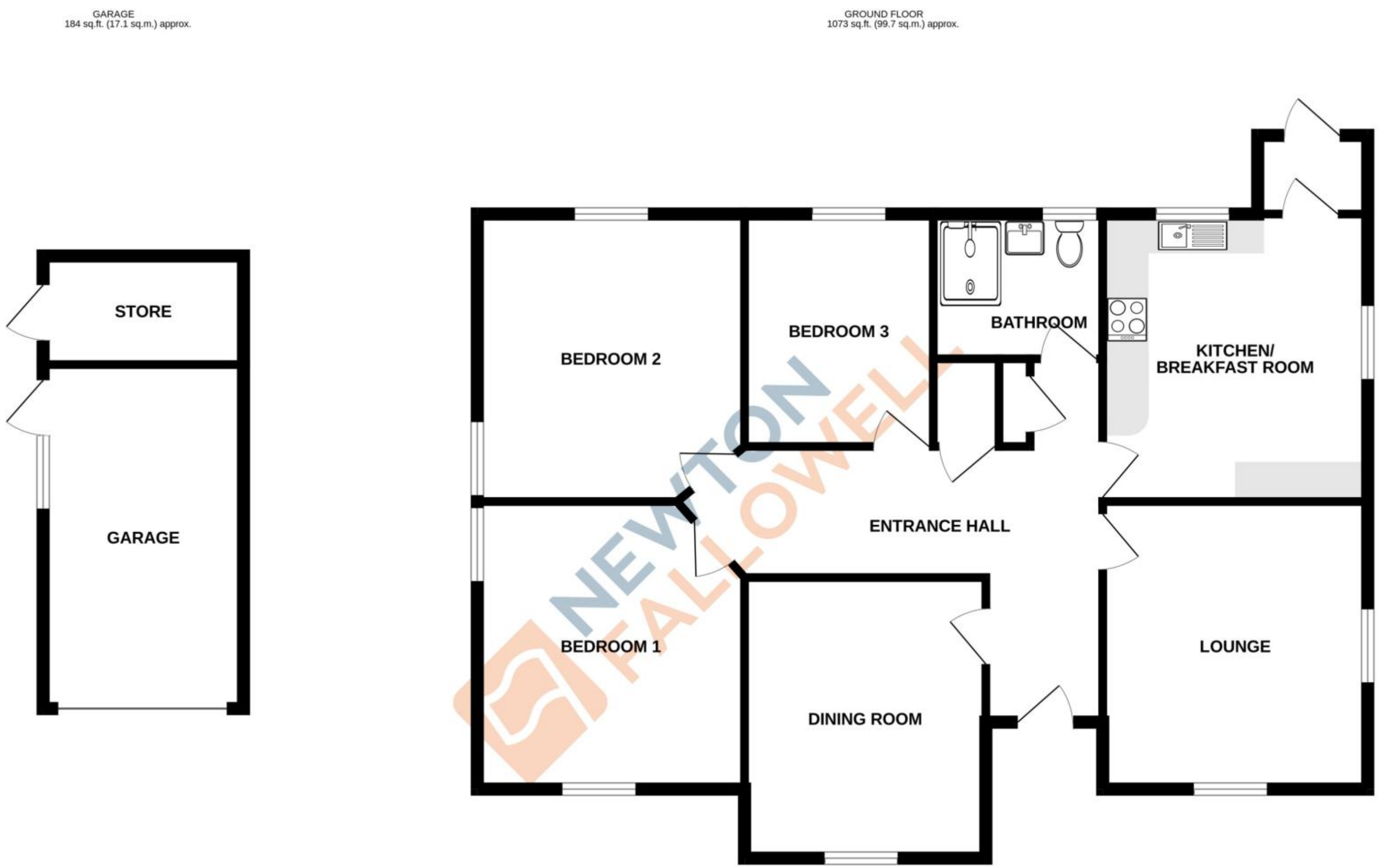
Bedroom One 3.31m x 3.32m (10'11" x 10'11")

Bedroom Two 3.48m x 3.63m (11'5" x 11'11")

Bedroom Three 2.86m x 2.57m (9'5" x 8'5")

Bathroom 1.94m x 2.31m (6'5" x 7'7")

Garage 5.44m x 2.72m (17'10" x 8'11")



TOTAL FLOOR AREA : 1257 sq.ft. (116.8 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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COUNCIL TAX INFORMATION:
Local Authority: Northamptonshire District 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.

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