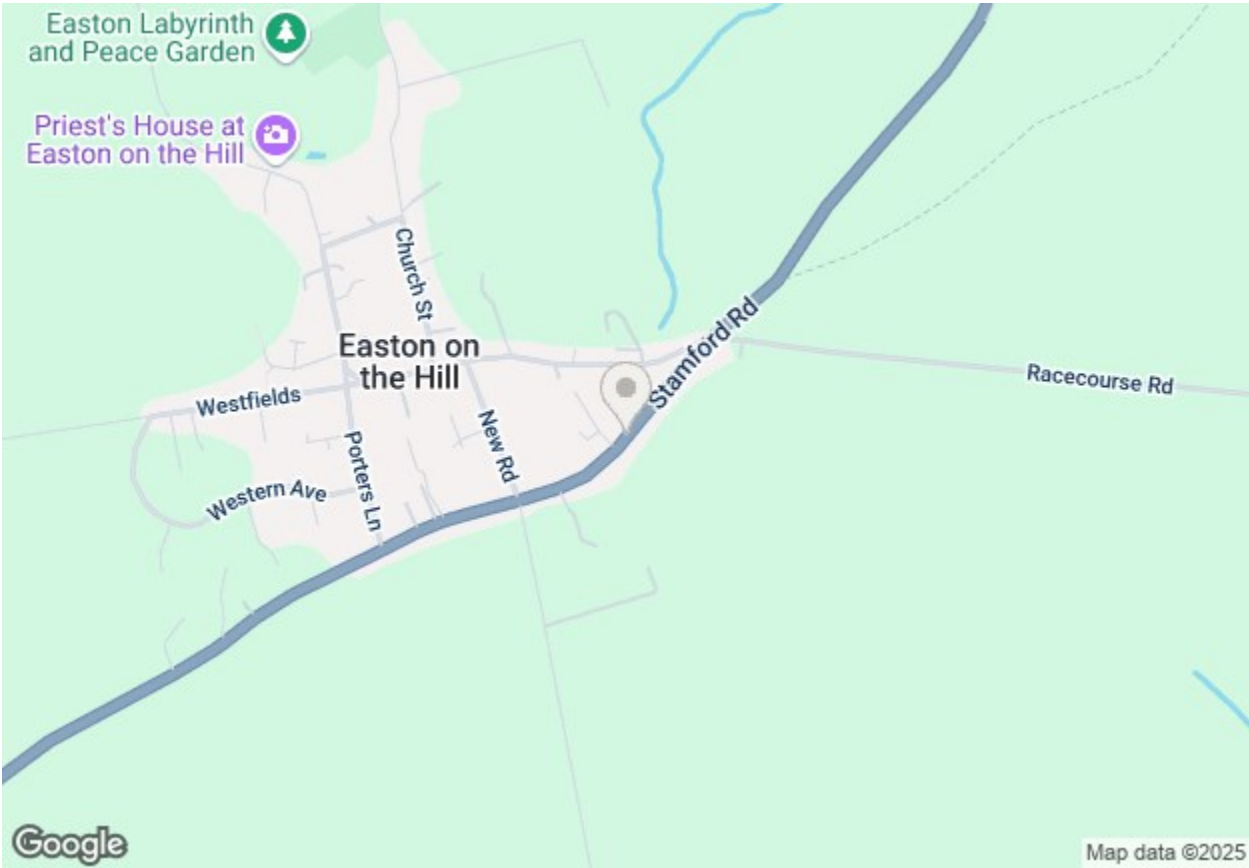




Crown Inn Cottage, 12 Stamford Road, Easton On The Hill, PE9 3NS

Welcome to this charming character cottage located on Stamford Road in the picturesque village of Easton On The Hill. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

The cottage is situated in a popular village location, known for its friendly community and beautiful surroundings. Residents can enjoy the tranquillity of village life while still being conveniently close to local amenities and transport links.

Inside, the cottage exudes warmth and character, with features that reflect its unique charm. The living areas are inviting and provide a perfect setting for relaxation or entertaining guests. The kitchen is functional and offers ample space for culinary pursuits, while the bedrooms provide a cosy retreat at the end of the day.

The outdoor space complements the property beautifully, with a lovely walled cottage garden.

This character cottage on Stamford Road presents a wonderful opportunity to embrace village living in a home that combines comfort with charm. Whether you are looking to settle down or invest in a property with character, this home is certainly worth considering.

Asking Price £425,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	54	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Three double bedrooms
 - Popular village location
 - Three reception rooms
 - Large four piece bathroom
- Beautiful character Cottage
 - Walled cottage garden
 - Generous kitchen breakfast room
 - EPC: E Council Tax:



ACCOMMODATION:

Entrance Hallway

Dining Room
3.41m x 5.67m (11'2" x 18'7")

Living Room
4.00m x 4.30m (13'1" x 14'1")

Kitchen Breakfast Room
3.46m x 5.40m (11'4" x 17'8")

Conservatory

WC/Utility

First Floor Landing

Bedroom
3.89m x 4.31m (12'9" x 14'1")

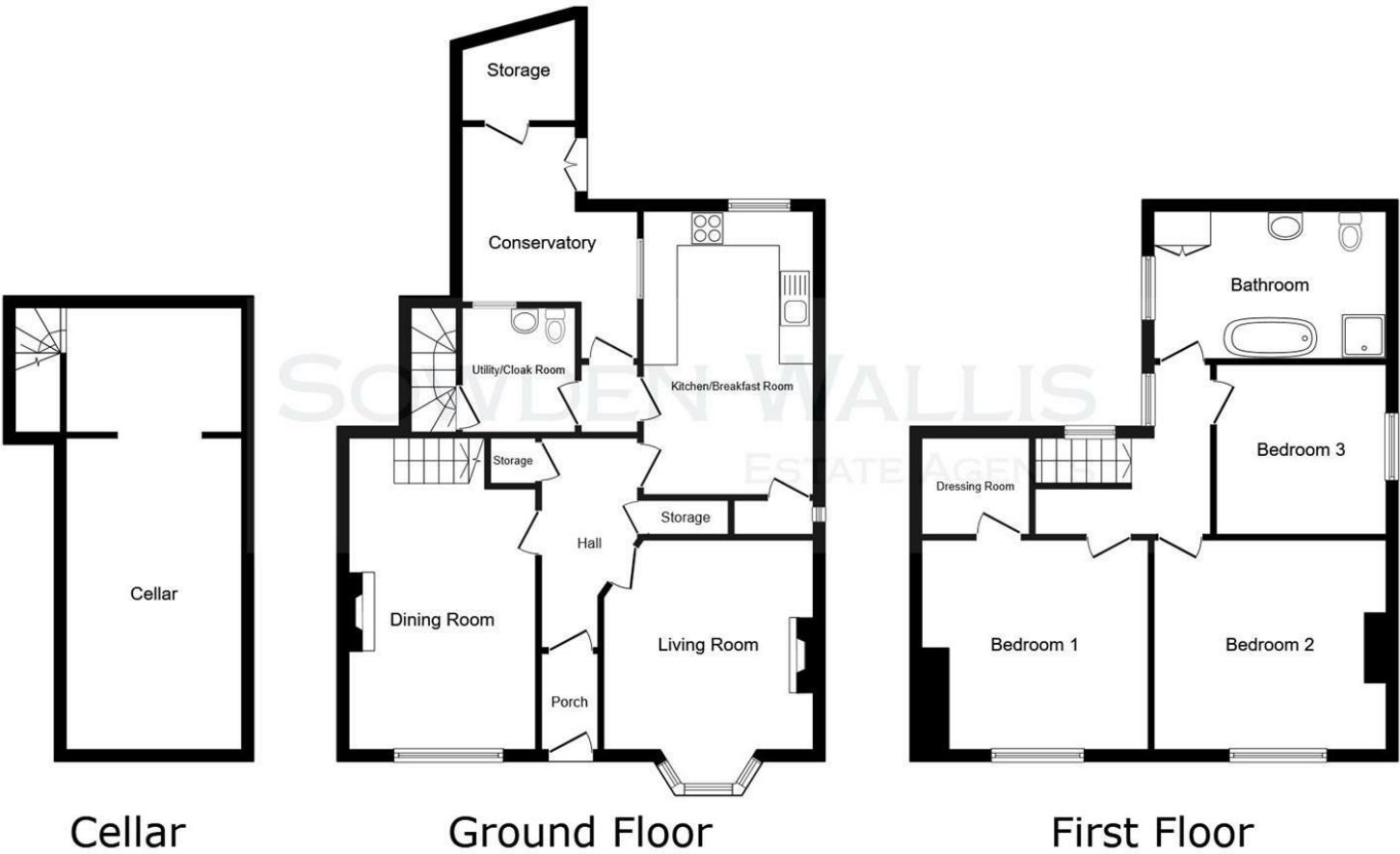
Dressing Room
1.66m x 2.22m (5'5" x 7'3")

Bedroom
3.88m x 4.35m (12'8" x 14'3")

Bedroom
2.70m x 2.92m (8'10" x 9'6")

Bathroom

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io