



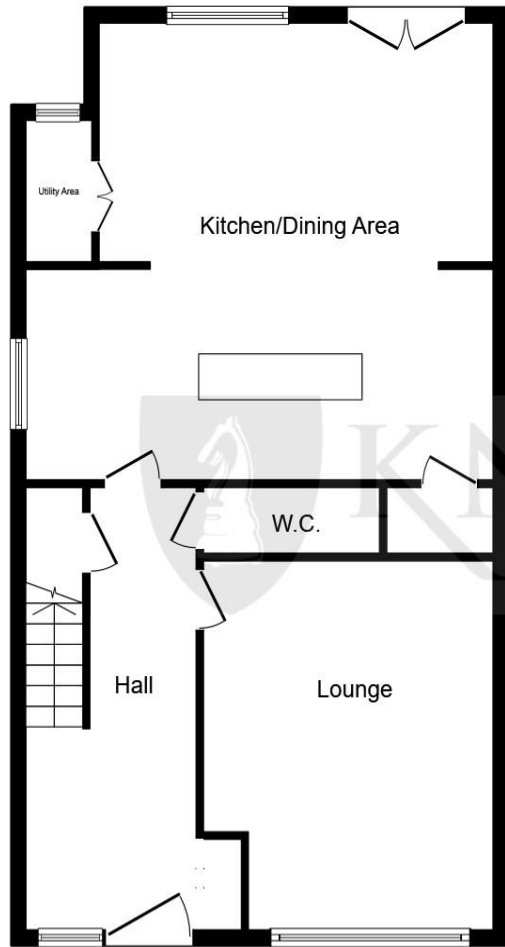
The Nook
Easton On The Hill, PE9 3ND



Welcome to
The Nook
Easton On The Hill

Situated in a cul de sac location in the sought after village of Easton on the Hill with local amenities including village pub and restaurant, there is a post office/general store and cafe. Positioned aside the A43 with easy access to Stamford, A1 and beyond.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Lounge

16' 7" x 12' 6" (5.05m x 3.81m)

Kitchen Dining Room

20' 1" x 17' 2" (6.12m x 5.23m)

Larder

Utility Cupboard

Stairs & Landing

Bedroom One

12' 11" x 10' 10" (3.94m x 3.30m)

Bedroom Two

12' 2" x 9' 11" (3.71m x 3.02m)

Bedroom Three

7' 11" x 8' 9" (2.41m x 2.67m)

Shower Room

8' 9" x 5' 7" (2.67m x 1.70m)

Outside

Driveway & Garage/Workshop

Front & Rear Gardens

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Welcome to

The Nook

Easton On The Hill

- Well-presented Spacious Detached Home
- Kitchen Diner with Larder and Utility Cupboard
- Refitted Shower Room
- Entrance Hall & Cloakroom
- Block Paved Driveway Offering Ample Parking

Tenure: Freehold EPC Rating: D

£425,000

Extended and improved by the current owner is this beautifully presented detached home with accommodation comprising; Entrance Hall with under stairs cupboard and cloakroom, to the front is a bright and spacious extended lounge and to the rear an extended kitchen dining room benefitting from both a larder and utility cupboard. The dual aspect kitchen is fitted with integrated appliances including double oven and five ring hob, fridge freezer and dishwasher. Beyond the dining area are French doors opening onto the garden.

Upstairs are two spacious double rooms and a third bedroom with built in storage currently used as an office. The bathroom has been recently refitted as a shower room with walk in shower.

The property resides behind a low maintenance gravelled garden with blockaded forecourt offering ample parking, there is a gated driveway to the side of the house leading to a garage and workshop, the rear garden has been landscaped to offer patios and lawned garden with established shrub borders.



Please note the marker reflects the postcode not the actual property

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