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1 The Nook, Easton On The Hill – PE9 3ND

Stamford

In Excess of £415,000

1 The Nook, Easton on the Hill

Stylish open-plan living, peaceful cul-de-sac location, enclosed garden with patio, garage and workshop, plus a modern kitchen and bathroom, all just minutes from Stamford!

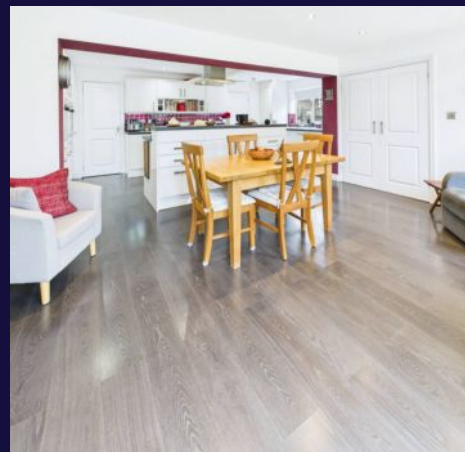
Council Tax band: D

Tenure: Freehold

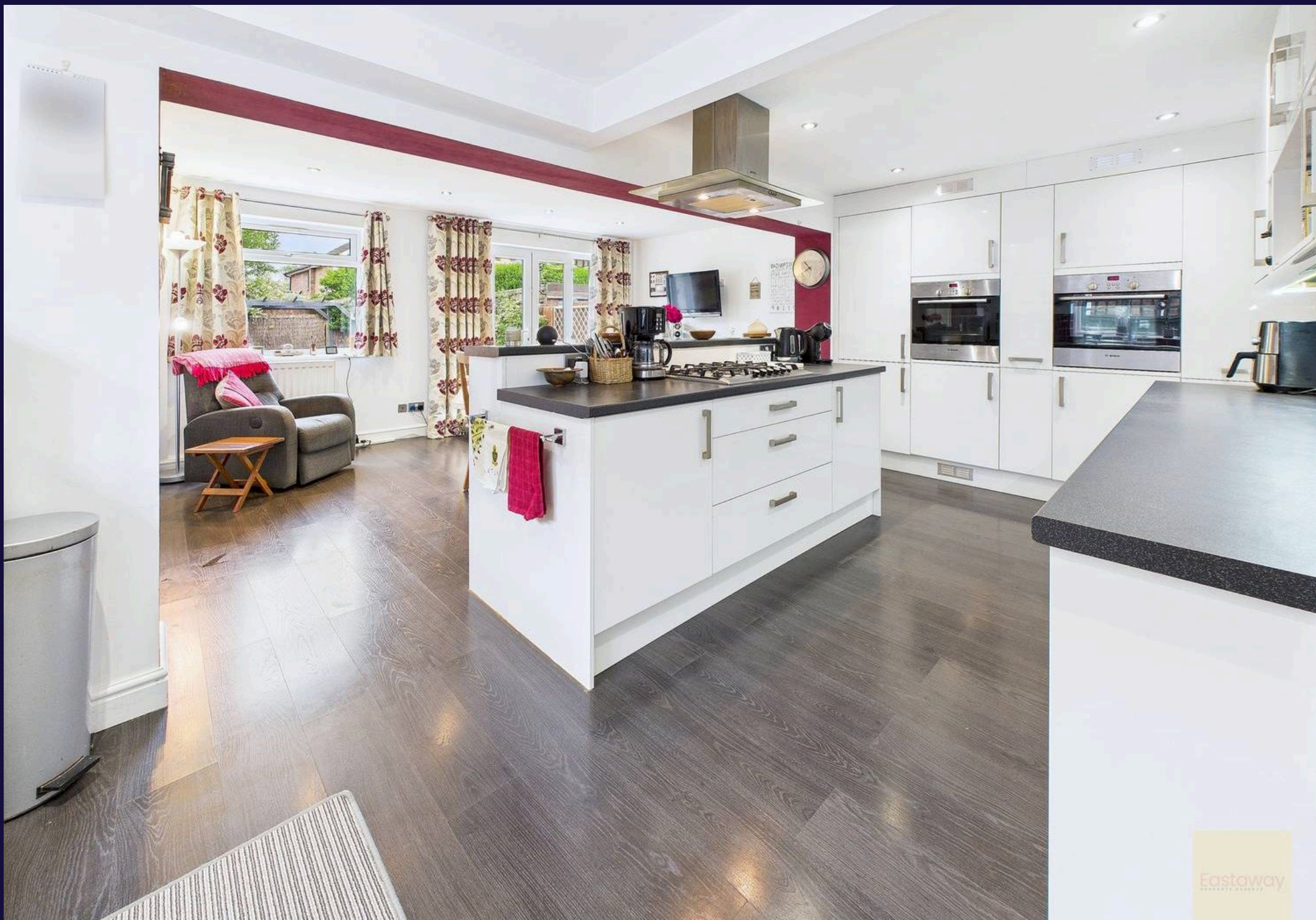
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Extended detached home in a peaceful cul-de-sac setting
- Bright open-plan kitchen, dining and living space with French doors to garden
- Generous lounge perfect for relaxed evenings
- Three well-proportioned bedrooms plus great built-in storage
- Contemporary walk-in shower room and ground floor WC
- Driveway parking, large garage and separate workshop for storage or hobbies



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The Nook, Easton on the Hill

What the owner told us...

"There's just a lovely calmness to this house. It feels safe, it's easy to maintain, and that big open kitchen is the real hub of our day. In the evening, we love nothing more than settling into the lounge. It's peaceful here, and we've always felt safe and settled."

Our thoughts...

Tucked into a quiet cul-de-sac in Easton on the Hill, just five minutes or so from Stamford, this detached family home full of practical space and proper comfort. It's been extended at the front and rear, giving you room in all the right places, and the result is a home that feels balanced, calm and incredibly liveable.

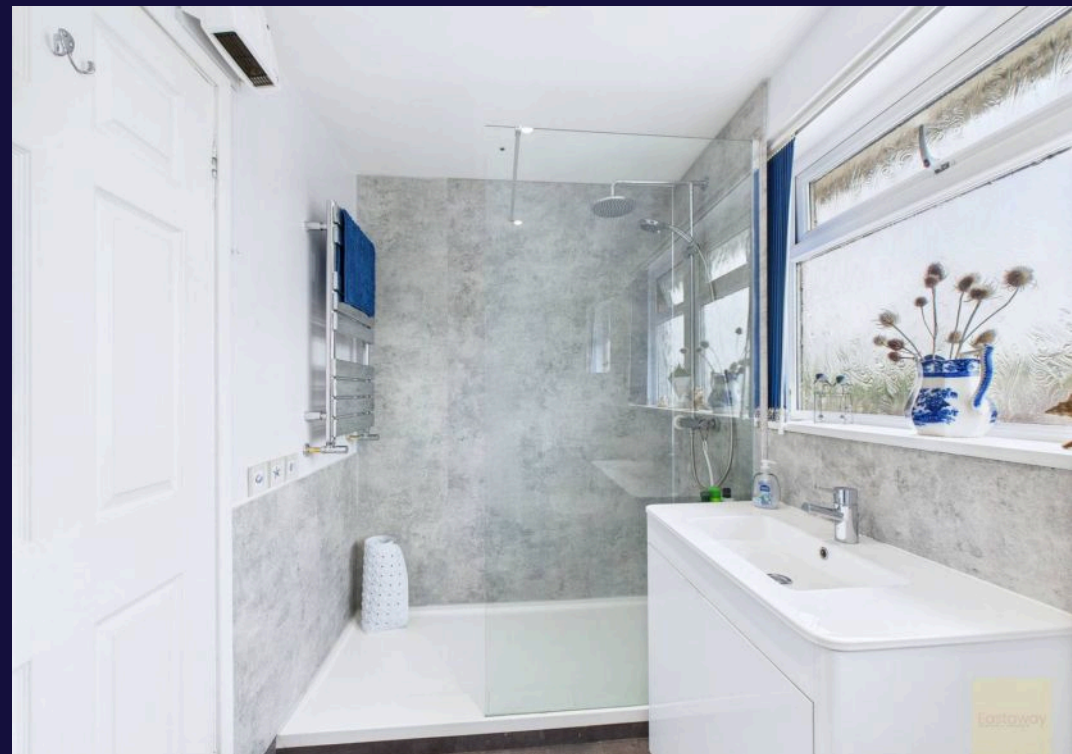
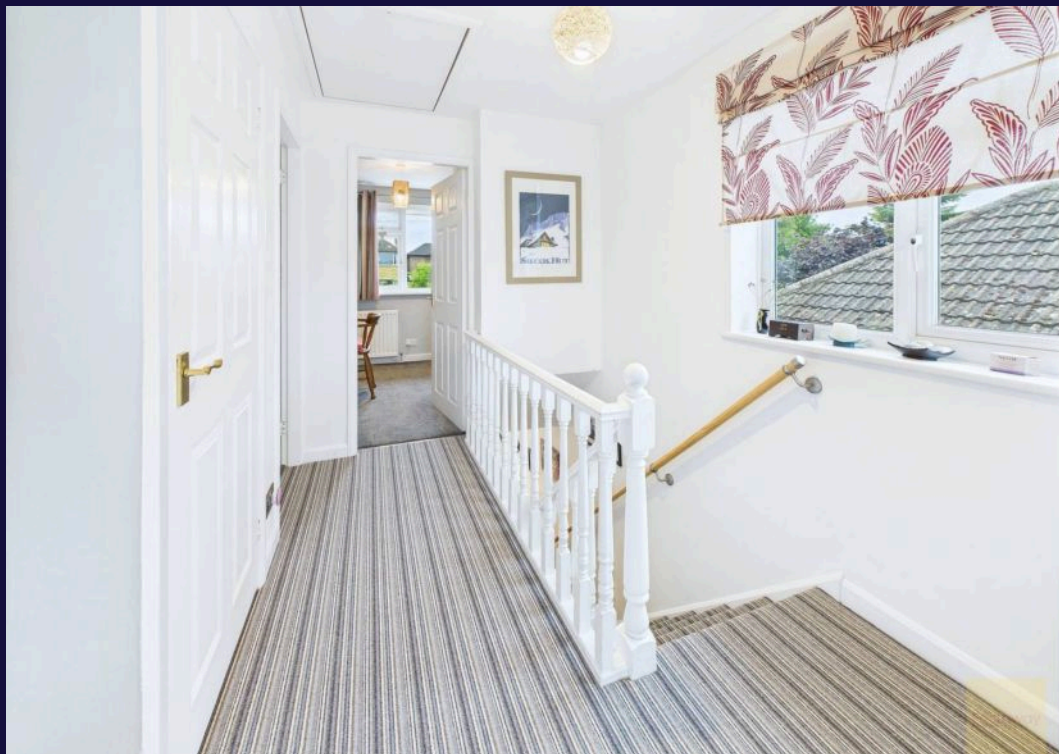
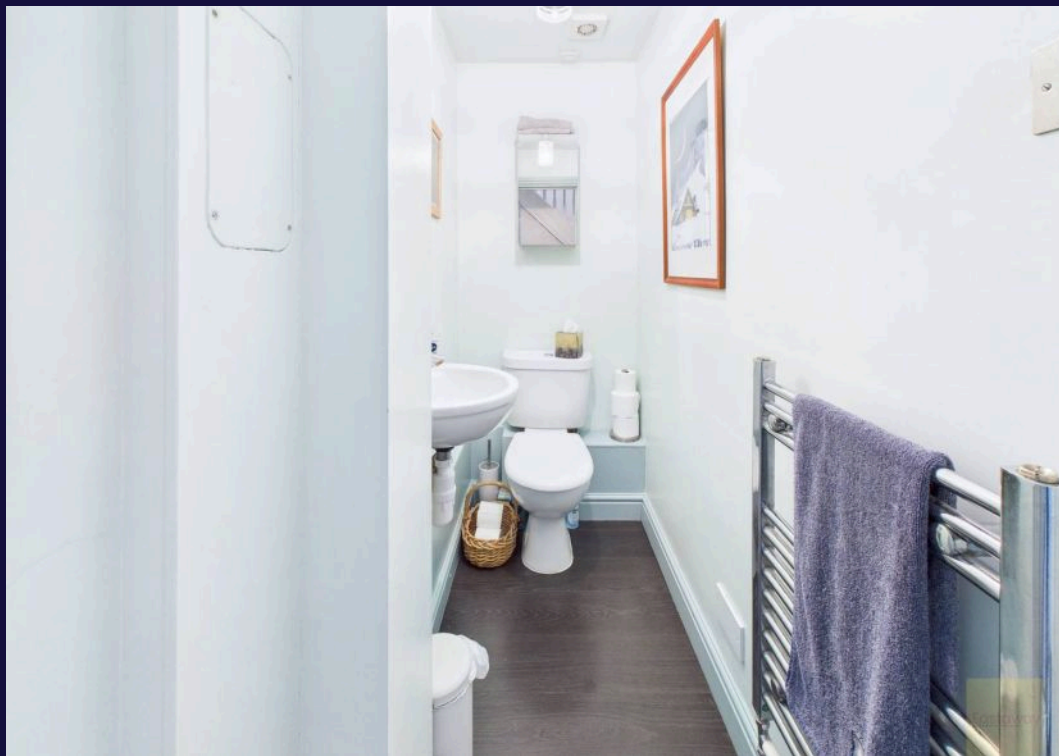
The kitchen, dining and family area stretches across the back of the house and opens straight out into the garden through French doors. It's bright, modern, and cleverly designed with plenty of worktop space, integrated appliances, and a separate walk-in pantry and additional utility cupboard to keep the essentials tucked away. *"It's the heart of the home — bright, spacious and so easy to live in."* Whether you're making dinner, helping with homework or chatting over coffee, it's the kind of space that naturally brings people together.

At the front of the house, the spacious lounge is a retreat with plenty of natural light and a warm, welcoming feel. *"It's where we switch off in the evenings; there's just something really restful about it."* There's also a handy downstairs WC just off the hallway.

Upstairs, the layout works beautifully. Two of the bedrooms are generous doubles, and the third has a large built-in storage cupboard and would comfortably take a small double or work perfectly as a home office or nursery. There's a spacious family bathroom with a double walk-in shower, plus an airing cupboard on the landing for all those household essentials.

VIRTUALLY STAGED





The Nook, Easton on the Hill

Step outside and the garden adds to the appeal. It's well-kept and private, featuring two separate patio areas: one set beneath a wooden pergola and the other just outside the French doors. Whether it's quiet morning coffees or relaxed summer evenings with friends, it's got the space and the feel to make it your own.

To the front, there's a block-paved driveway with off-road parking, and gated access leads to a large detached garage and workshop, ideal for anyone needing storage, hobby space, or even a future garden office.

Easton on the Hill is one of those rare villages that has everything you need within walking distance – a local shop, café, friendly pub, playing fields and access to countryside walks. And if you do need more, Stamford is just around the corner with its markets, independent shops and great rail links.

"This has been such a good home for us. It's peaceful, well connected, and everything just works."

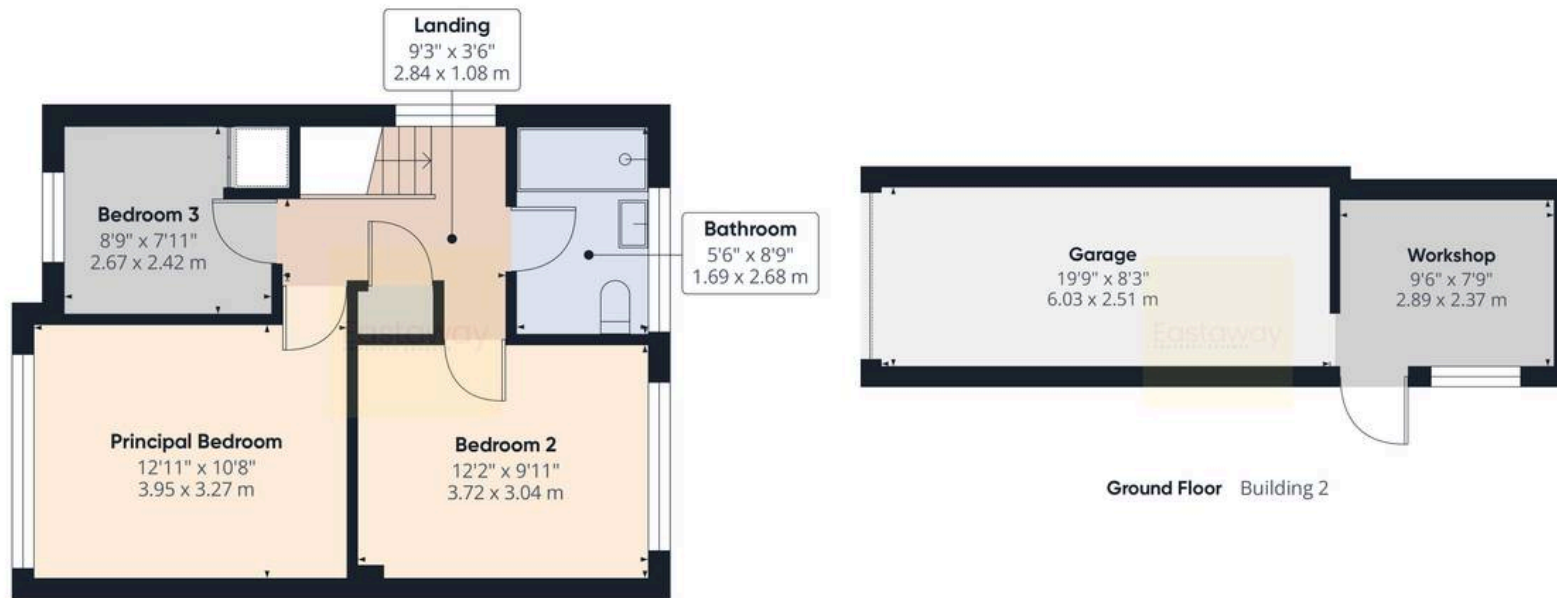








Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1415 ft²

131.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(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



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	5	3
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

EU Directive
2002/91/EC





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