



Homestead, Western Avenue
Easton On The Hill, Stamford, PE9 3NE

Price Guide £640,000

Richardson

Homestead, Western Avenue

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Situated at the head of this small cul-de-sac of established homes in this highly sort after village with its thriving community approximately 3 1/2 miles from Stamford town centre, this large home is ideal for those that enjoy entertaining and for the growing family. Offering flexible accommodation on a large plot extending to approximately 0.22 acres, the property is well presented and benefits from replacement double glazing, refitted shower room to the ground floor, oil central heating and solar panels to the rear, making the most of the southerly aspect. The feeling of space is evident when first entering the large reception hall with French Oak flooring, a walk-in cloaks cupboard and further shoe cupboard. The Oak flooring continues into the large living room with a stone fireplace and wood burning stove. Open plan kitchen diner with a breakfast bar acting as a divider with the kitchen providing ample worksurface and storage cupboards with range style cooker, built in dishwasher, space for fridge freezer and doorway to a good size utility room. The kitchen/dining area has underfloor electric heating. Also off the hallway is a refitted shower room with snug/bedroom 4 to the side making it an ideal room for a teenager or dependent family member, or those that work from home. To the first floor, a large landing area which the current vendor uses as an office area with desk, gives access to three double bedrooms and a family bathroom. The property sits on a wide plot with plenty of parking to the front and leads to a double garage with oil boiler and personal door to the rear. Additional useful space to the side of the property which could provide space for a caravan or motorhome. Large southerly aspect rear gardens principally laid to lawn with patio areas, outside pizza oven and the whole area offering a high degree of privacy

Covered porchway

Reception hall
11'9" x 10'5" (3.6m x 3.18m)

Lounge
23'7" x 14'9" (7.2m x 4.5m)

Open plan kitchen diner

Dining area
12'9" x 11'5" (3.9m x 3.5m)





Kitchen area
13'9" x 12'7" (4.2m x 3.86m)

Utility room
10'8" x 7'10" (3.26m x 2.4m)

Bedroom 4/Snug
12'5" x 10'5" (3.8m x 3.2m)

Shower room
5'6" max x 10'4" (1.68m max x 3.15m)

First floor landing

Bedroom
19'0" to upright x 14'8" (5.8m to upright x 4.49m)

Bedroom
15'9" to upright x 10'5" min (4.82m to upright x 3.18m min)

Bedroom
11'5" x x 10'6" (3.5m x x 3.21m)

Family bathroom
9'3" x 8'0" (2.82m x 2.45m)

Double garage
18'8" x 16'4" (5.7m x 5m)

External details

The property is at the head of a small cul-de-sac on a large plot of approximately 0.2 acres, Plenty of parking to the front for several vehicles and a Double garage 5.7m x 5m with storage above. There is a wide space to the side of the property giving additional parking for motor home/caravan. The rear gardens are principally laid to lawn with patio areas and pizza oven. The rear gardens are south facing and enjoy a high degree of privacy.

Council tax
North Northants District Council Band F

Utilities
Oil central heating, mains electric, water & sewerage

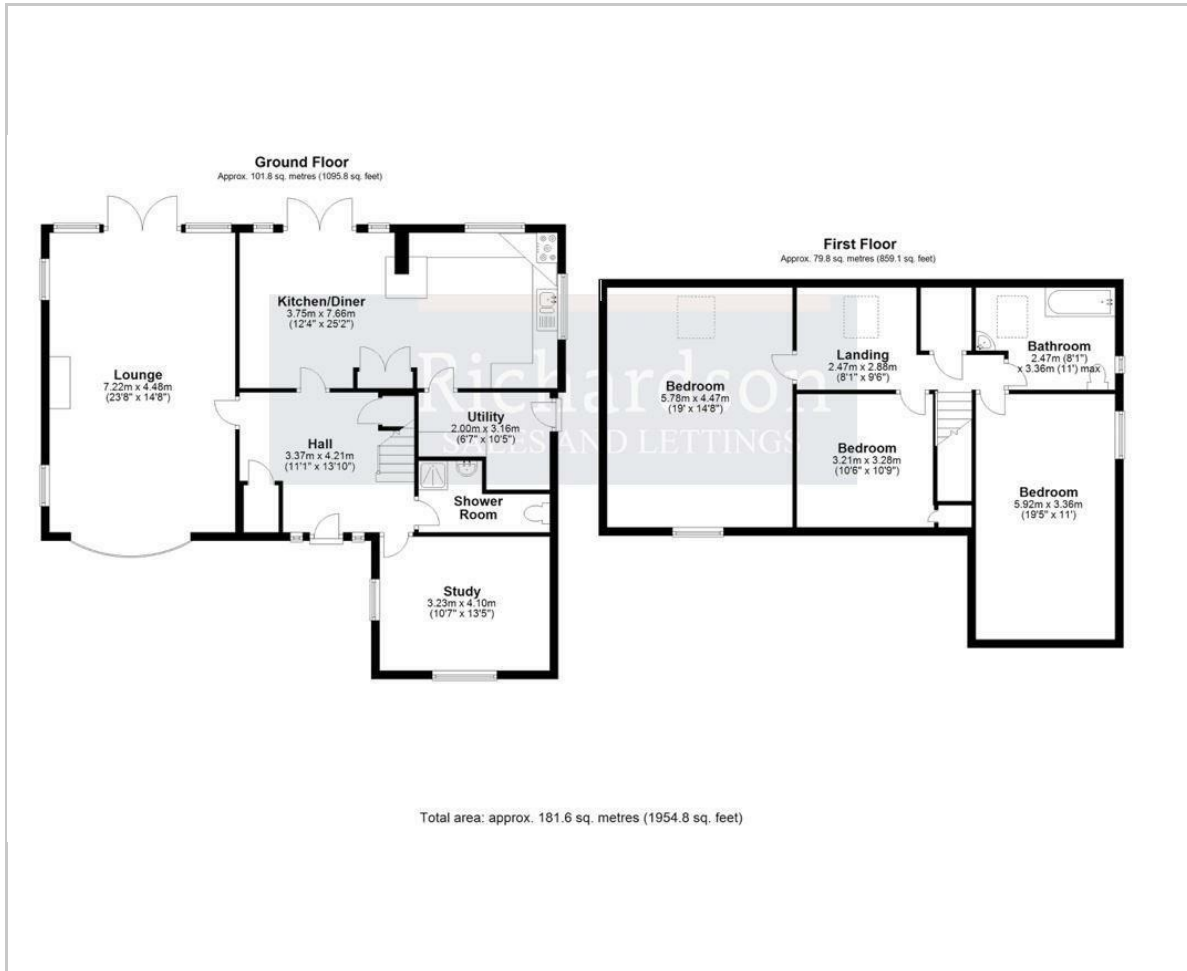
Communication
Broadband: Ultrafast Full Fibre is available.
Mobile coverage: According to Ofcom, 5G is predicted available around this location with EE & O2. Three & Vodafone are also available

Agent notes
The property benefits from solar panels.

Viewing
Strictly by appointment with Richardson 01780 762433. post@richardsonsurveyors.co.uk



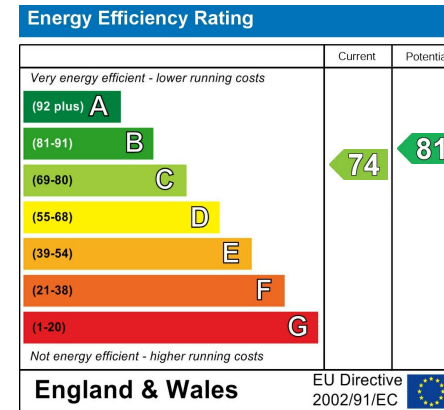
Floor Plan



Area Map



Energy Efficiency Graph



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433