



Orchard Way

Easton On The Hill, PE9 3LU

Price Guide £395,000

Richardson

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Located in the highly sought after village of Easton on the Hill with its wide range of facilities and easy access to Stamford town centre and major trunk routes, is this lovely detached bungalow positioned in a small cul-de-sac. Offered with NO CHAIN the property offers versatile accommodation and has been well maintained with gas central heating, replacement double glazing and refitted wet room. In brief the accommodation comprise reception porch, reception hall, dining room/bedroom 3, a galley style kitchen, living room with doors to the outside and gas fire. There are two further double bedrooms with built in wardrobes and a walk in wet room. In the entrance hall there is a spiral stair case which gives access to a large loft/storage room and a shower room. The property is within a small cul-de-sac of similar style properties set back behind hedging with a driveway to the side providing off road parking and leading to a detached single garage. There is also a paved patio area and lawn to the rear which offers a good degree of privacy.

Entrance Porch
3'2" x 2'11" (0.97m x 0.91m)

Entrance Hall
18'0" x 8'7" (narrowing to 4'1" (5.49m x 2.64m (narrowing to 1.27m)

Dining Room / Bedroom
11'10" x 11'8" (3.61m x 3.58m)

Bedroom
12'0" x 10'0" (3.66m x 3.07m)

Shower Room
8'0" x 6'11" (2.44m x 2.11m)

Bedroom
13'1" x 10'2" (3.99m x 3.12m)

Living Room
14'11" x 11'10" (4.55m x 3.61m)





Kitchen
11'10" 6'5" (3.61m x 1.96m)

Loft Room
21'1" x 9'6" (6.45m x 2.90m)

Shower Room
9'6" x 5'4" (2.90m x 1.65m)

Garage
18'11" x 8'2" (5.77m x 2.49m)

External Details

To the front of the property the garden is partly lawned with a mature hedge border offering protection from the no through road. Driveway to the side offers ample off road parking leading to a single detached garage and rear gate which allows access to the enclosed rear garden which provides a patio seating area, lawn and mature borders.

Agent Notes

The loft room and upstairs shower room do not have sufficient documentation of building regulations. The property is subject to obtaining Probate which has been applied for.

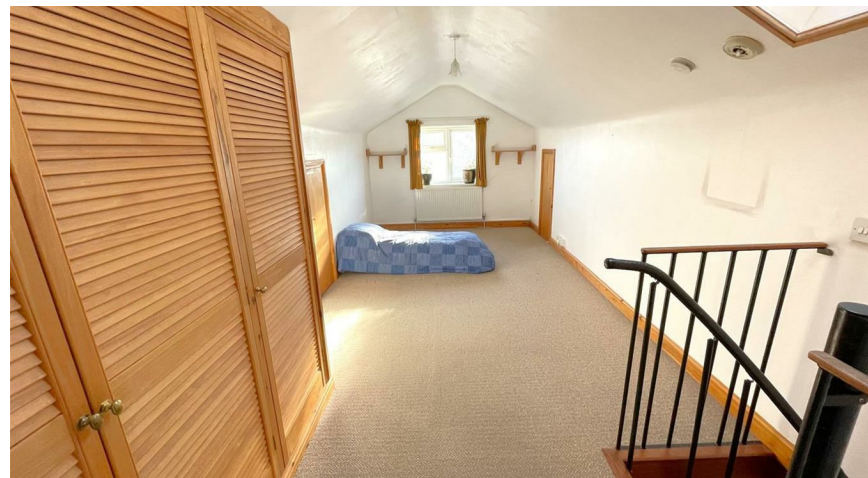
Council Tax
East Northants Council Band C

Tenure
Freehold with vacant procession.

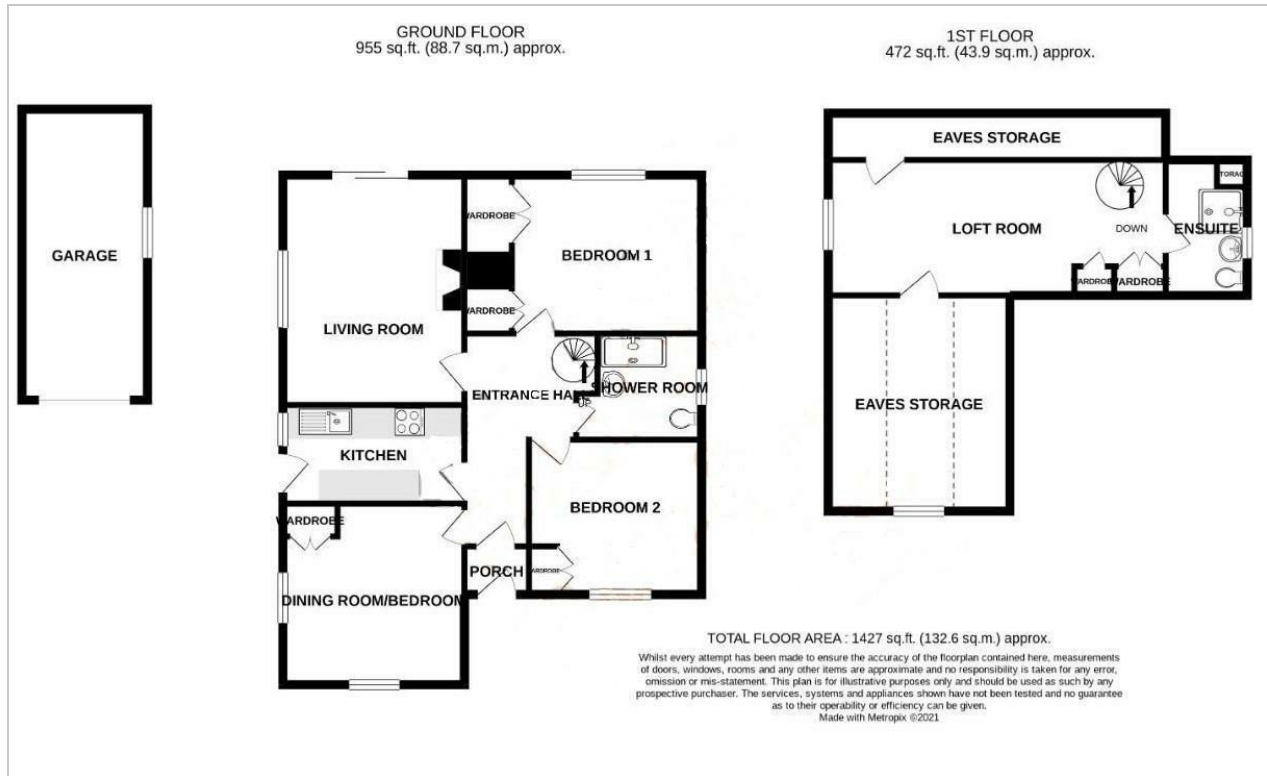
Services
Mains gas, electric, drainage and sewerage are available at the property.

Communication
Broadband: Standard & superfast available, ultrafast is not available
Mobile coverage: available from EE, Vodafone, 3 & O2 according to Ofcom.

Viewing
Strictly by appointment with Richardson
0 1 7 8 0 7 6 2 4 3 3 o r
post@richardsonsurveyors.co.uk



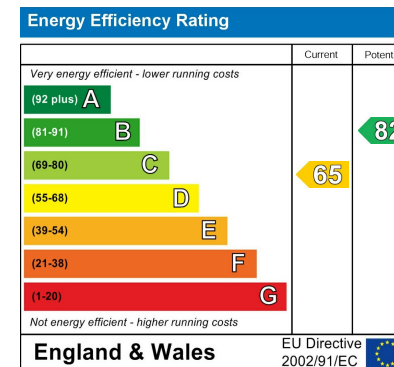
Floor Plan



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.

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