



Church Street

Easton On The Hill, Stamford, PE9 3LL

Price Guide £350,000

Richardson

Church Street

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An abutted stone built cottage with a Collyweston slate roof, in a tucked away position off Church Street within this highly sought after village. In the same ownership for a considerable number of years, the original cottage was refurbished and had a two storey extension added approximately 15 years ago to provide additional living and bedroom accommodation. In need of updating/modernisation now, the property offers a superb opportunity to acquire a good sized well proportioned cottage with a range of outbuildings in a quiet village location. The accommodation offers entrance porch with cloakroom, L shaped lounge/diner with open fire, kitchen breakfast room and a further living room or dining room. To the first floor 3 good size bedrooms and a large bathroom. Externally there is a range of outbuildings/stores and a walled easy to manage garden. The property is offered with no chain.

Entrance porch

Cloakroom

Lounge diner

17'5" max x 14'9" (5.32m max x 4.52m)

Kitchen breakfast

10'3" x 9'6" (3.13m x 2.91m)

Sitting room

11'6" x 11'0" max (3.52m x 3.37m max)

First floor landing

Bedroom

11'6" x 7'11" (3.52m x 2.43m)





Bedroom
10'3" x 9'6" (3.13m x 2.91m)

Bedroom
13'11" x 8'8" (4.26m x 2.65m)

Bathroom
13'11" x 6'1" (4.26m x 1.87m)

External details

The property is tucked away from Church Street, and is accessed by pathway passing to the front of No.49 with gated access to No. 51. There is a single storey outbuilding comprising of garden stores/workshops and coal/log stores. Shed 1: 3.11m x 2.24m. Shed 2: 2.48m x 2.24m A separate coal store and log/tool store. Patio area accessed from the principal reception rooms small lawn area and enclosed by walling.

Services

Mains water, sewerage and electricity are connected.



Council Tax

East Northants Council Tax Band C

Agents Notes

The property currently has storage heating and an open fire to the Living room. The property is not Listed but is within the Conservation area of the village.

Communication

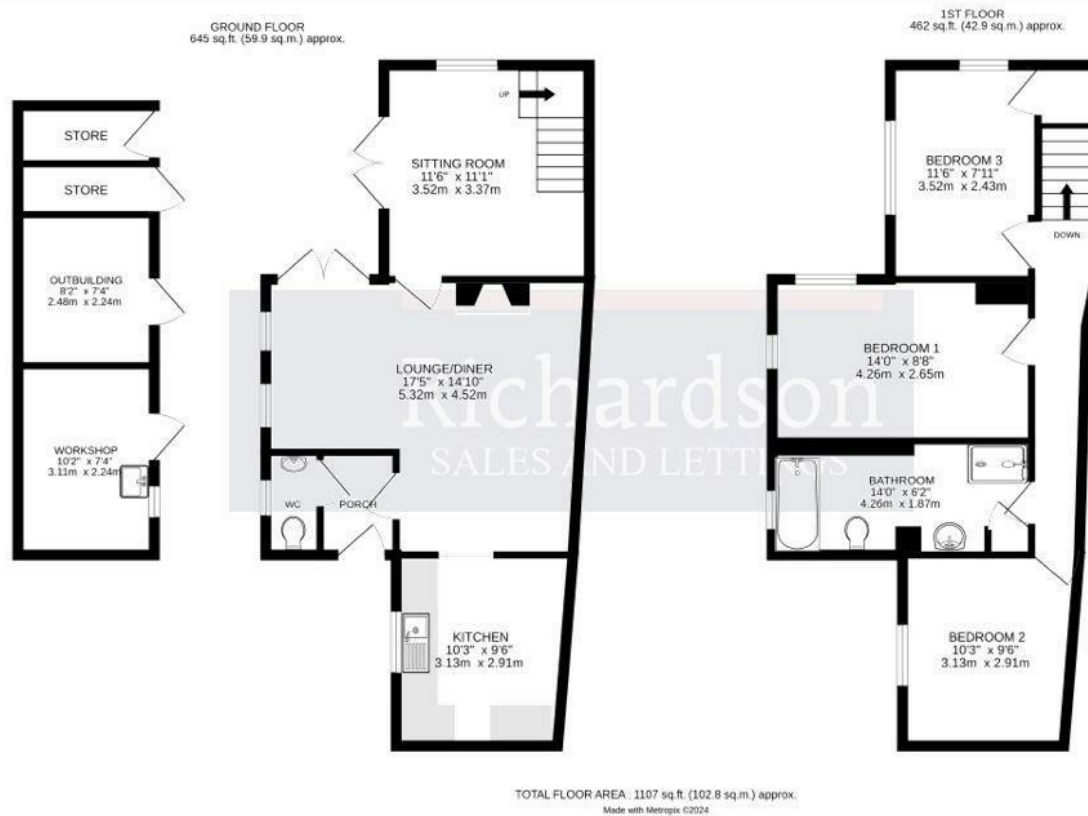
According to Openreach ultrafast full fibre is planned between now and Dec 26. Mobile coverage according to Ofcom is available via, O2, EE, Three & Vodafone.

Viewing

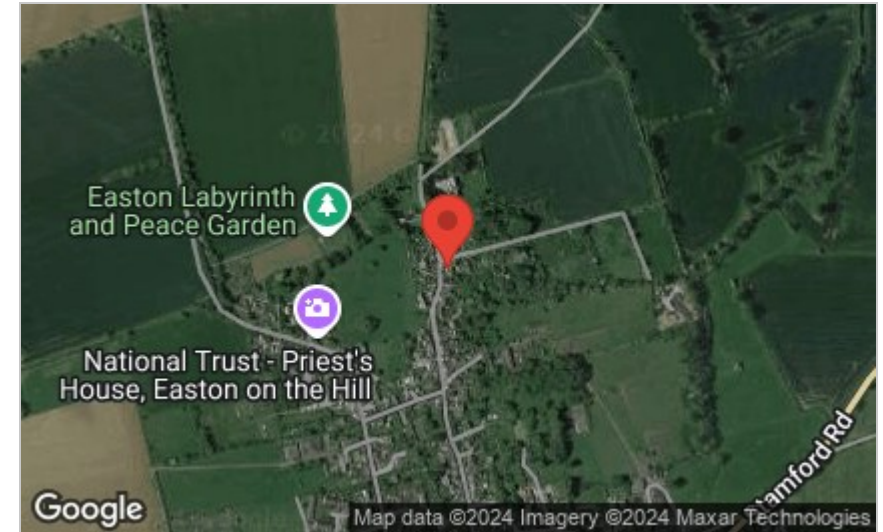
By telephone appointment with Richardson 01780 762433
post@richardsonsurveyors.co.uk



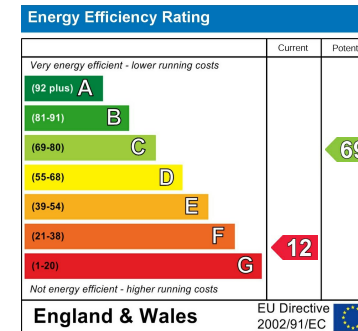
Floor Plan



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.

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