



Sunnyside, Church Street

Easton On The Hill, Stamford, PE9 3LL

Price Guide £395,000

Richardson

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Welcome to this charming cottage located on Church Street in the picturesque village of Easton On The Hill, Stamford. This delightful property is extremely well presented and has been maintained to a high standard, ensuring it retains its charm and character with the convenience of double glazing and gas central heating. Located in the conservation area, but not Listed, Sunnyside has lovely views of Church Street from the French doors in the living room and from the master bedroom. As the name suggests, the principal rooms and the garden have a southerly aspect allowing plenty of natural light and a sun trap to the garden. A reception area with tiled flooring and area for coats and storage gives access to the kitchen diner with a range of storage units, built in fridge, dishwasher, wood block work surfaces and Rayburn. A rear lobby provides further storage with a separate cloakroom to one side and a refitted 2 piece bathroom to the other. The living room has a multi fuel stove, oak flooring and French doors to the outside. The first floor has high ceilings throughout and the spacious landing could accommodate a small desk if required. The master bedroom has built in storage/hanging space and a recently installed ensuite shower room. There is also a further characterful double guest bedroom. Externally the gated access and pathway lead to the front door with the path continuing to the lovely walled paved courtyard area with specimen plants, water feature and garden lighting. Useful brick built out building with power, light and water connected.

The village of Easton On The Hill is known for its beautiful surroundings and friendly community, making it a desirable location to call home. With easy access to local amenities and scenic walking routes, this property offers the best of both worlds - a peaceful village lifestyle with the convenience of nearby facilities.

Entrance hall

Kitchen/Diner
17'4" x 10'8" (5.30m x 3.26m)





Rear lobby

Separate cloakroom

Bathroom

Lounge

12'11" x 11'10" (3.96m x 3.61m)

First floor landing

Master bedroom

12'11" x 11'10" (3.96m x 3.61m)

Ensuite shower room

Guest bedroom

10'8" x 10'5" (3.26m x 3.18m)

External details

Lovely enclosed courtyard garden with water feature and lighting, specimen shrubs and useful outbuilding with power, light and water connected. Stone walling surround with a southerly aspect.

Council tax

East Northants District Council Tax Band D

Services

All main services connected

Broadband & Communications

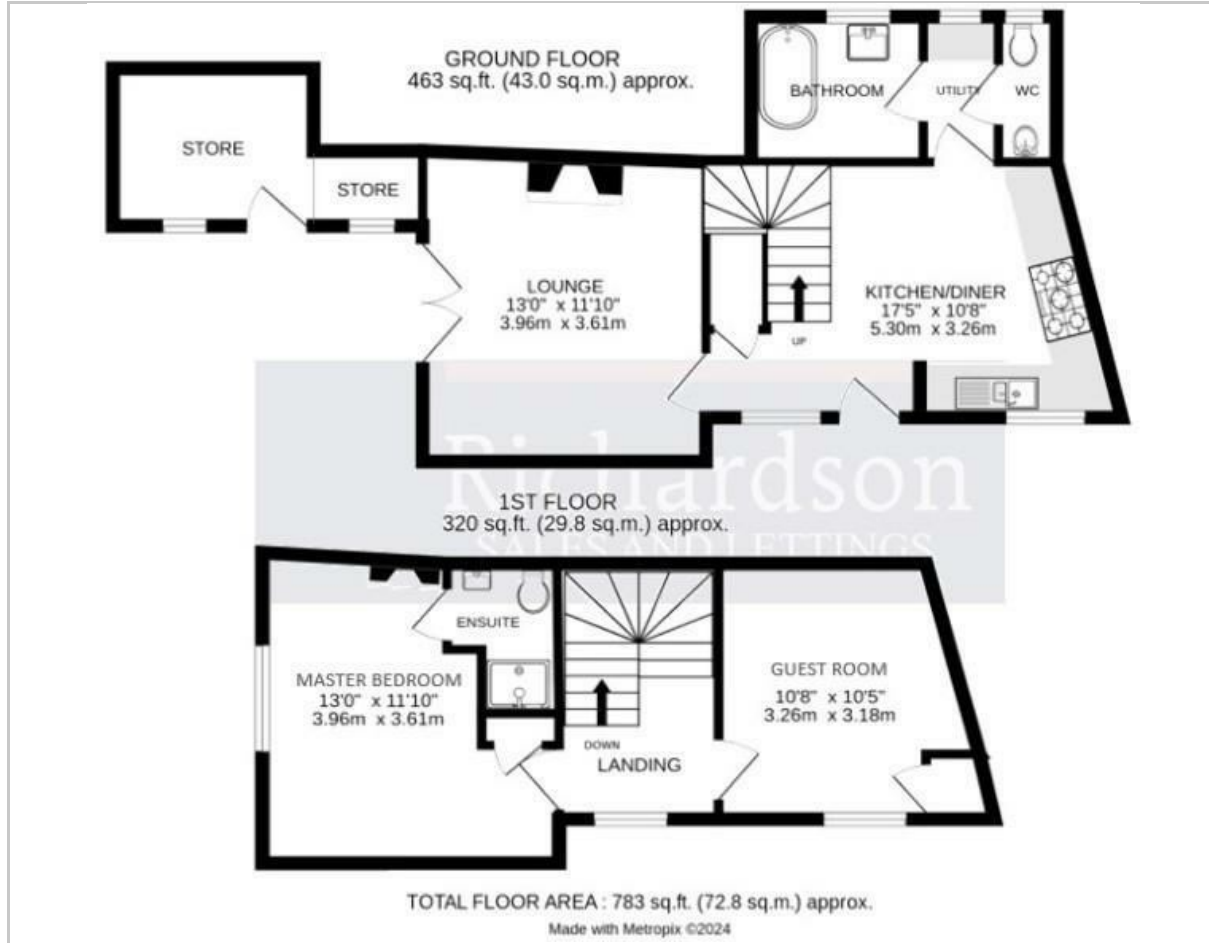
According to Openreach: Superfast broadband is available at the property.

According to Ofcom: Mobile coverage: Limited coverage indoor with EE, Three, O2 & Vodafone
Likely outdoor coverage with EE, Three, O2 & Vodafone

Viewing

Telephone appointment with Richardson
post@richardsonsurveyors.co.uk 01780 762433

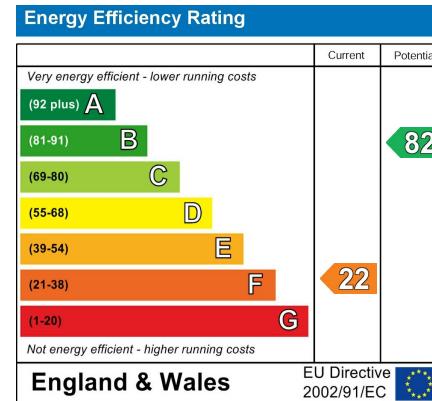
Floor Plan



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

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