



West Street

Easton On The Hill, Stamford, PE9 3LS

Offers Over £575,000

Richardson

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An opportunity to purchase a well maintained single storey barn conversion within the conservation area of this highly sought after village. Stone built and offered with NO CHAIN, the property forms part of original farm buildings which were converted into 4 individual homes. The property offers spacious and well proportioned accommodation with the benefit of air conditioning to some of the rooms, gas central heating and double glazing. The wide reception hall gives access to the family bathroom, the 3 double bedrooms, two with built in wardrobes, and the master having an ensuite wet room and walk in wardrobe. The living room is a lovely room with deep sill windows, built in shelving with storage and an automatic gas fire. The kitchen diner is another good size room which has been refitted with a range of built in appliances and a bespoke office station. Both the living room and kitchen diner have access to the outside, allowing great flow to the outdoor space. Externally the property is approached by a shared driveway (one other) with opening to private driveway providing off road parking for several vehicles, and leading to garage with power door. The grounds are currently purposefully laid out for low maintenance with paved patios, shrubs and enclosed by hedging giving a high degree of privacy.

Location

Easton on the Hill is situated just under 3 miles (8 minutes) from Stamford Town Centre with excellent access to major trunk routes. It is a highly sought after village due to its wide range of facilities, including Post Office/shop, Cafe, Public House, Village Hall and Nursery school. It has many social activities and societies within the village as well as some lovely walks around the village and into Stamford.

Reception hall

Living room

19'1" x 13'10" (5.82m x 4.22m)

Kichen diner

17'10" x 13'11" (5.44m x 4.25m)

Master bedroom

15'2" x 12'5" (4.64m x 3.79m)





Wet room
8'11" x 5'11" (2.74m x 1.81m)

Walk in wardrobe
5'7" x 5'7" (1.72m x 1.72m)

Bedroom
13'10" x 10'6" (4.24m x 3.21m)

Bedroom
9'10".13'1" x 10'9" (3.04m x 3.28m)

Family bathroom
7'0" x 6'10" (2.14m x 2.09m)

External details

The property is situated on West Street with driveway to the side (shared with one other) will pull in to the private driveway and hard standing for vehicles leading to a single garage 4.64m x 2.35m with electric up and over door. The gardens are designed for low maintenance with paved patios and seating areas with shrubs and beds. The area is enclosed by mature hedging giving a good degree of privacy.

Tenure
Freehold

Services
All main services are connected

Communication
According to Ofcom: Ultrafast Broadband is available
According to Ofcom: Mobile coverage outdoor coverage is likely with, O2, EE, Three & Vodafone

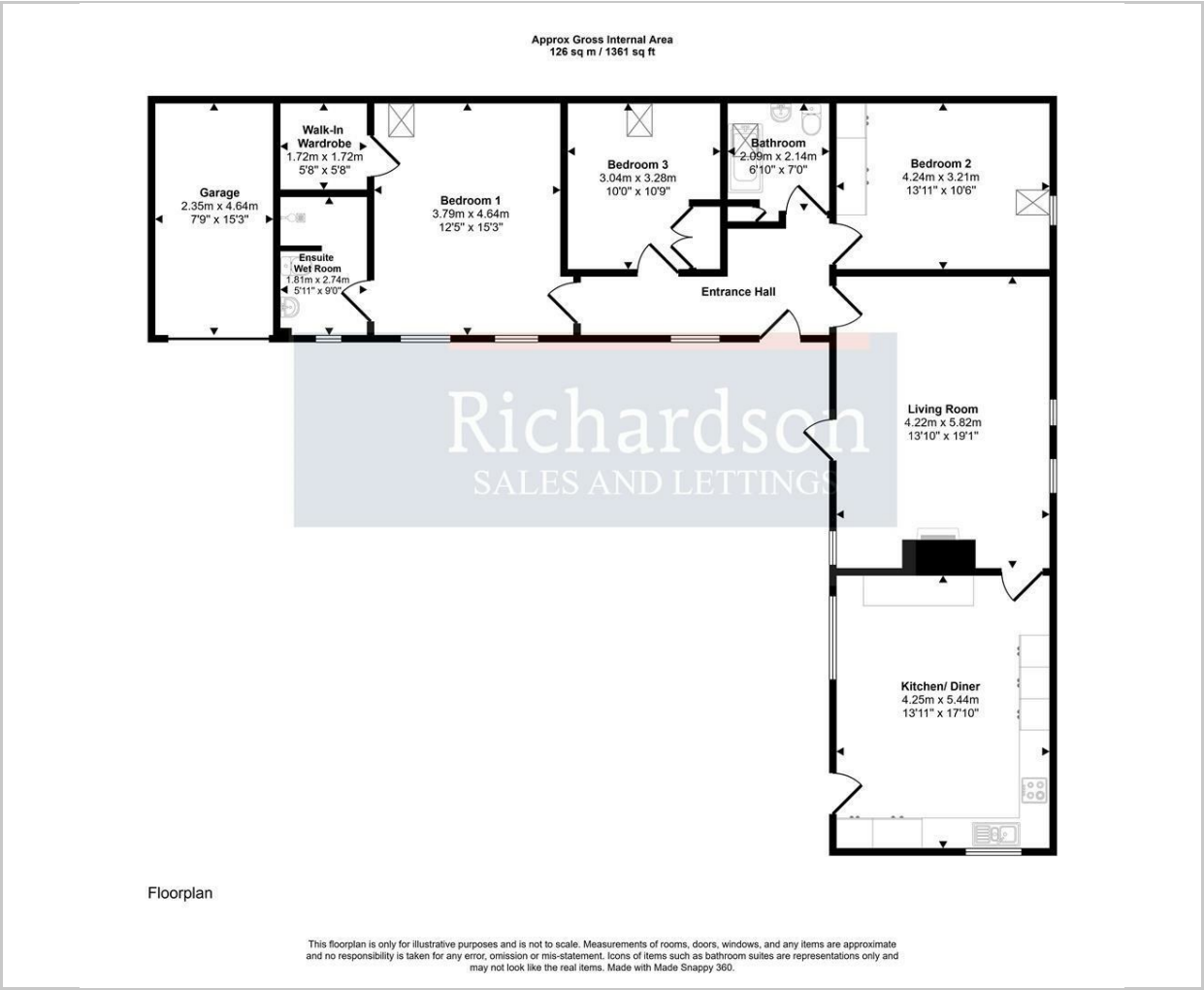
Council Tax
East Northants District Council Tax Band E with improvement indicator

Agents notes
The property is within the conservation area of the village but is not Listed. The property has ramps for easy access.

Viewings
By appointment with Richardson Surveyors
post@richardsonsurveyors.co.uk



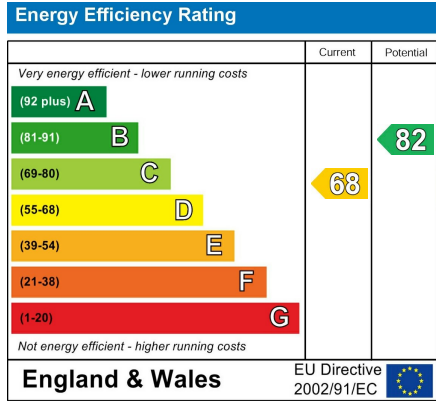
Floor Plan



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

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