



Stamford Road

Easton On The Hill, Stamford, PE9 3NU

Price Guide £695,000

Richardson

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A fine example of an extended period stone cottage which provides a superb blend of a character façade, with modern day living requirements of numerous reception rooms and a large open plan living kitchen dining room. Not Listed and outside of the conservation area, the property has plenty of character including open stone walling, beams, brace and latch doors and benefits from replacement double glazing to deep silled windows and gas central heating. A large reception hall has stairs to the first floor and gives access to the living room, with wood burning stove within a inglenook style fire place and built in cupboards. The dining room overlooks the rear gardens with opening to a huge living kitchen diner with comprehensive range of storage cupboards and built in appliances including, larder fridge and freezer, dishwasher, range cooker with extractor fan, complemented with coloured splash backs and granite worksurface with breakfast bar return. A good size utility and cloakroom are locked off the kitchen. To the first floor is a refitted family bathroom, the master bedroom with wardrobe area and ensuite shower room. There are also 4 further double bedrooms and a sixth bedroom/study. Externally, there is a driveway to the side (shared with one other) with wide pull in providing off road parking for several vehicles, with gates opening to a large rear garden with paved areas, lawns and stocked beds with a good degree of privacy. A detached stone barn - currently used as garaging/storage has planning permission for conversion. A further garden area is immediately to the back of the house and has a patio and two outbuildings.

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

13'11" x 12'10" (4.25m x 3.92m)

Living room

20'0" x 13'0" (6.12m x 3.97m)

Dining room

13'8" x 9'10" (4.19m x 3m)





Kitchen living/dining room
19'9" x 21'10" (6.04m x 6.67m)

Utility room
13'5" x 6'11" (4.11m x 2.11m)

Cloakroom

First floor landing

Master bedroom
17'5" max x 14'11" max (5.31m max x 4.56m max)

Ensuite shower room

Bedroom
12'7" x 13'4" (3.86m x 4.08m)

Bedroom
12'2" x 9'0" (3.73m x 2.76m)

Bedroom
10'10" x 9'6" (3.32m x 2.91m)

Bedroom
8'7" x 10'3" (2.64m x 3.14m)

Bedroom/study
10'3" x 7'7" (3.13m x 2.32m)

Family bathroom

External details

Small forecourt to the front with driveway to the side (shared with one other) with wide pull in to private driveway/hard standing for several vehicles and gates opening to large gardens with lawns, patios and stocked flower beds. Detached stone built barn/garage with twin up and over doors with planning permission to be converted to ancillary accommodation.

Tenure
Freehold

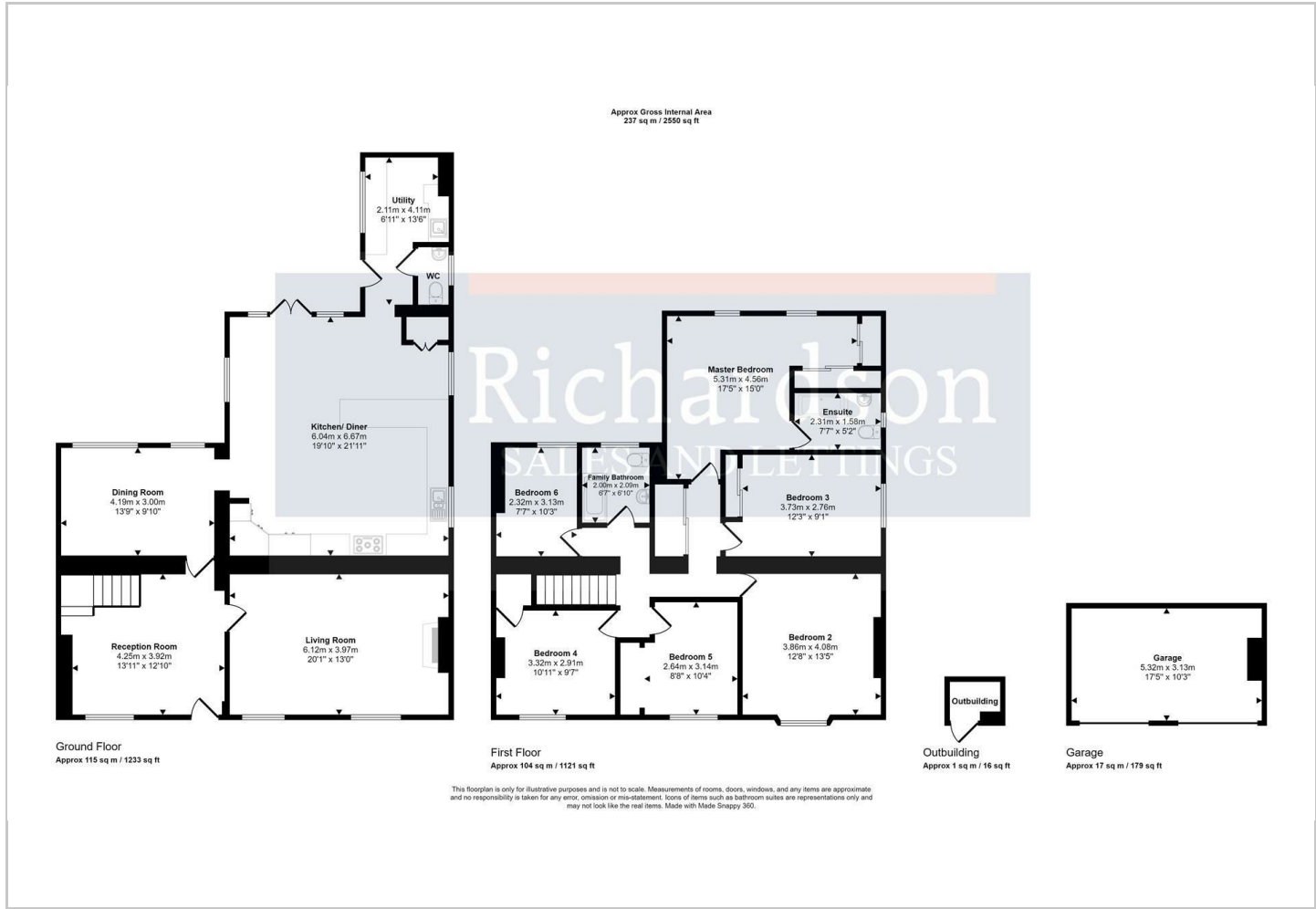
Services
All main services connected

Council Tax
East Northants Tax Band G

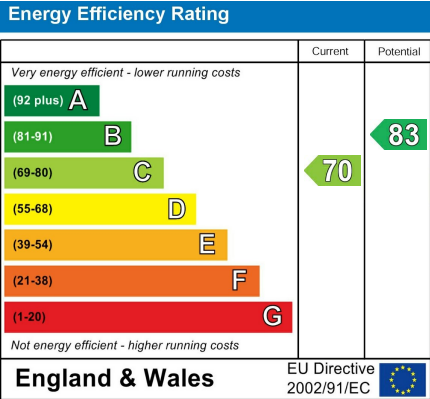
Communication
According to Ofcom Ultrafast Broadband is available.
According to Ofcom Mobile coverage outdoor is likely with O2, EE, Three & Vodafone

Viewing
By telephone appointment with Richardson
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Energy Efficiency Graph



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