



West Street

Easton On The Hill, Stamford, PE9 3LS

Price Guide £650,000

Richardson

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Situated within the sought after village of Easton On The Hill, The Stockyard is a superb single storey barn conversion offering well proportioned accommodation with lovely enclosed and private garden. Well presented and offered with no chain, the property also benefits from plenty of built in storage, replacement double glazing to the majority of the windows and gas central heating. A spacious reception area has built in storage and hanging cupboards with an opening to a lovely large lounge diner, which lends itself to specific lounge and dining areas with fitted gas fire in stone surround, built in dresser and French Doors to the outside and the garden. The spacious galley style kitchen has a comprehensive range of shaker style units providing ample storage and work surface with built in appliances including, ovens and induction hob, along with a dishwasher and fridge freezer. An opening to the sun room offers flexible space for sitting, dining or both, which over looks the garden with picture windows and French Doors to the outside. To the other side of the reception area is the family bathroom, 3 good sized bedrooms, all with built in recessed wardrobes and an ensuite shower room to the master bedroom. A shared gravel driveway (one other) from West Street with pull in to provide off road parking for vehicles and leading to a detached double garage with power roller door, work bench area and eave storage. Gated access to the totally enclosed private garden with summer house, paved patio areas and well kept beds.

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.

Entrance Hall

5'11" x 15'7" (1.81m x 4.76m)

Lounge diner

21'10" x 18'1" (6.68m x 5.52m)





Kitchen
18'2" x 8'10" (5.55m x 2.71m)

Breakfast/sun room
8'8" x 11'1" (2.66m x 3.38m)

Bedroom
9'6" x 9'2" (2.9m x 2.81m)

Bedroom
12'10" x 9'8" (3.92m x 2.96m)

Master bedroom
18'5" x 10'0" (5.63m x 3.05m)

Ensuite shower room
6'10" x 6'0" (2.1m x 1.85m)

Bathroom

External details

The property is approached by the gravel driveway with pull in to provide off road parking for vehicles and leads to a detached double garage with power roller door, eave storage and work bench storage cupboards. The garden is enclosed by stone walls to three sides and wrought iron fencing with gated access. The garden is predominantly laid to lawn with mature shrubs to the perimeter, summer house and patio areas accessed from the French Doors from both the breakfast/sun room and the lounge diner.

Tenure
Freehold

Services
All main services connected with Gas central heating (Combination Boiler)

Council Tax
East Northants District Council Tax Band E

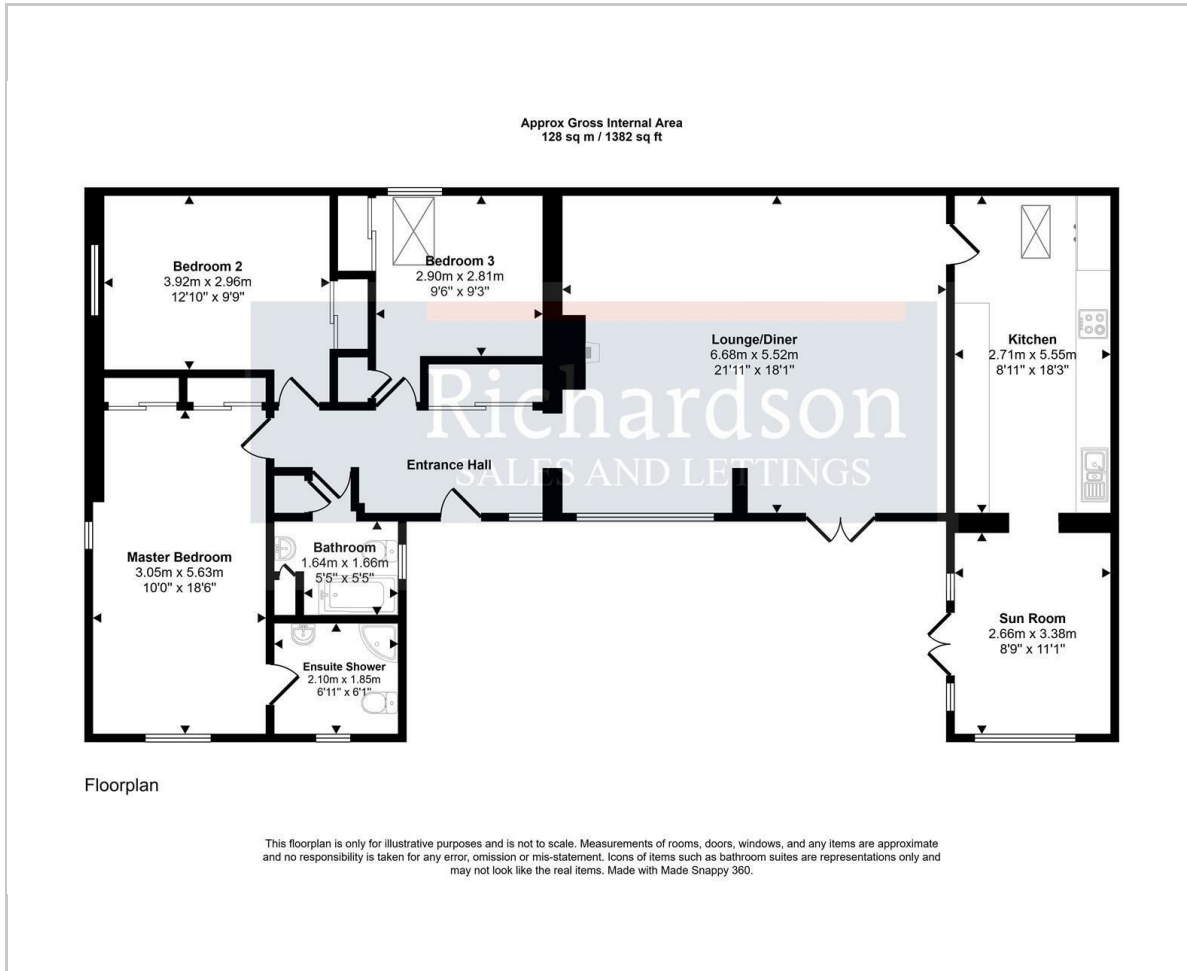
Communication
According to Ofcom: Ultrafast Broadband is available
According to Ofcom: Mobile coverage outdoor coverage is likely with, O2, EE, Three & Vodafone

Agents Notes
The property is with the Conservation Area but is Not Listed

Viewing
Telephone appointment with Richardson post@richardsonsurveyors.co.uk



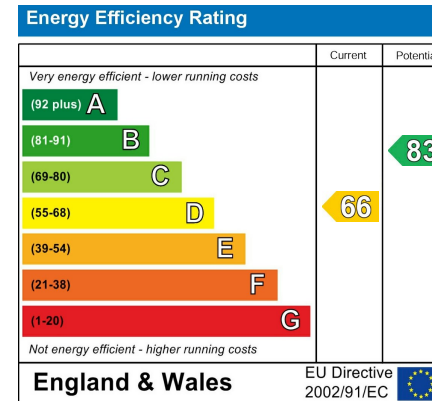
Floor Plan



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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