



West Street

Easton On The Hill, Stamford, PE9 3LS

Price Guide £395,000

Richardson

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Situated just outside the Conservation Area of this sought after village towards the end of a no through road, this established 3 bedroom bungalow is offered with no chain. Benefitting from gas central heating, the property offers entrance lobby with large utility room, kitchen diner, the heart of which is a gas fired Rayburn, which provides hot water, built in hob and oven and pantry. The inner hall gives access to the sitting room with open fire and box bay to the rear with seating. There are 3 bedrooms all with built in wardrobes/storage, shower room and a conservatory with a water feature. The property is set back with well kept front gardens and a driveway providing off road parking for several vehicles and carport area. To the rear there is a covered walkway from the back door to the useful outside WC/store. There is a heated potting shed/greenhouse and a doorway giving access to a stone cellar with barrel ceiling. The enclosed rear gardens are also well kept with terraced lawns, borders, pond and enclosed by stone walling with further covered storage area to side and gated access to the front.

Entrance lobby

Utility room

21'1" x 8'0" (6.43m x 2.45m)

Kitchen diner

13'5" x 12'5" (4.11m x 3.81m)

Inner hall

Sitting room

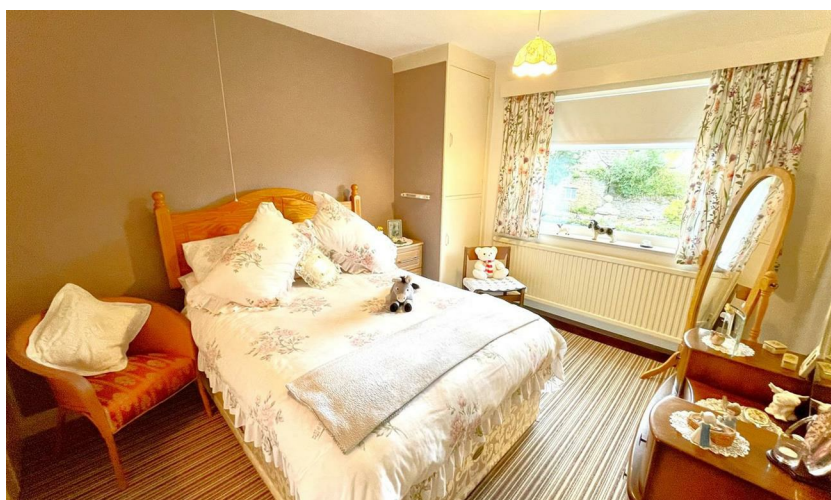
15'11" x 14'3" (4.87m x 4.35m)

Conservatory

12'4" x 9'5" (3.77m x 2.88m)

Bedroom

11'10" x 11'3" (3.62m x 3.44m)





Bedroom
13'4" x 10'1" (4.08m x 3.08m)

Bedroom
8'6" x 8'0" (2.6m x 2.46m)

Shower room

Green House
13'8" x 6'8" (4.17m x 2.05m)

Cellar
16'7" x 6'11" (5.06m x 2.13m)

External details

Well kept front gardens behind a dwarf stone wall with gates to the side leading to the driveway providing off road parking for several vehicles and carport area. The rear garden is enclosed by stone walling with lawn areas and well stock beds with pond with water feature. There is also an outside WC/store, heated potting shed/greenhouse and also steps down to stone barrel cellar. Further covered storage area to side and gated access to the front.

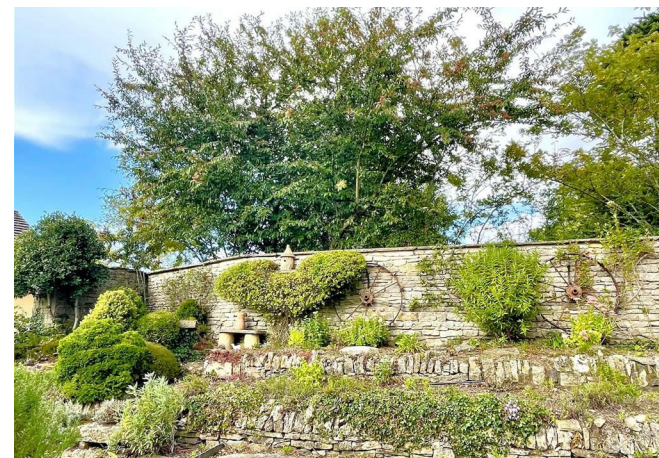
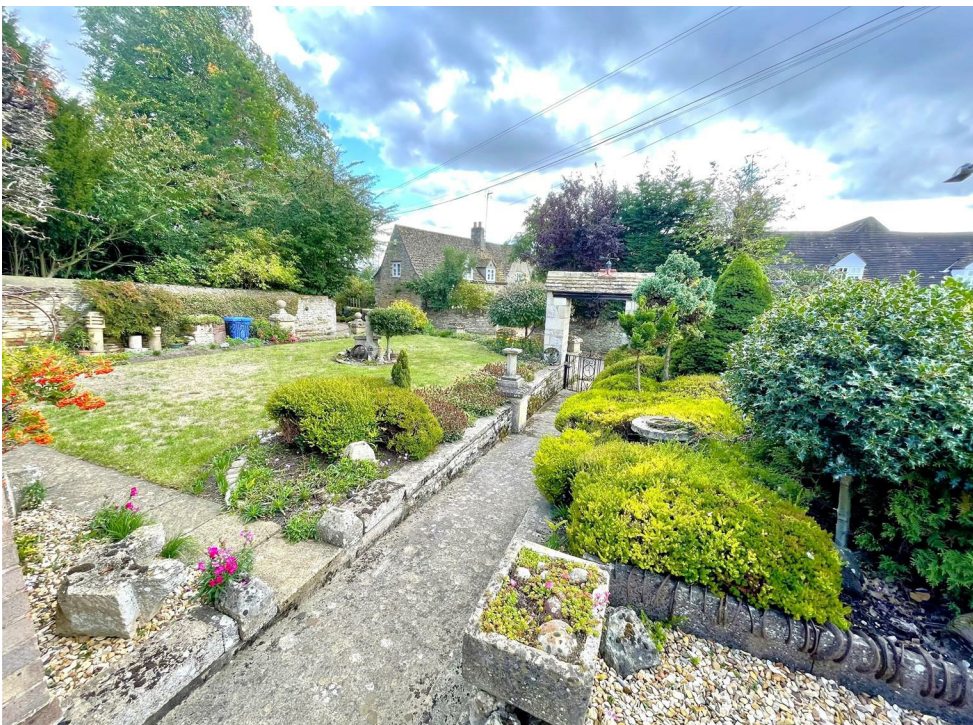
Tenure
Freehold

Services
All main services connected. Gas central heating

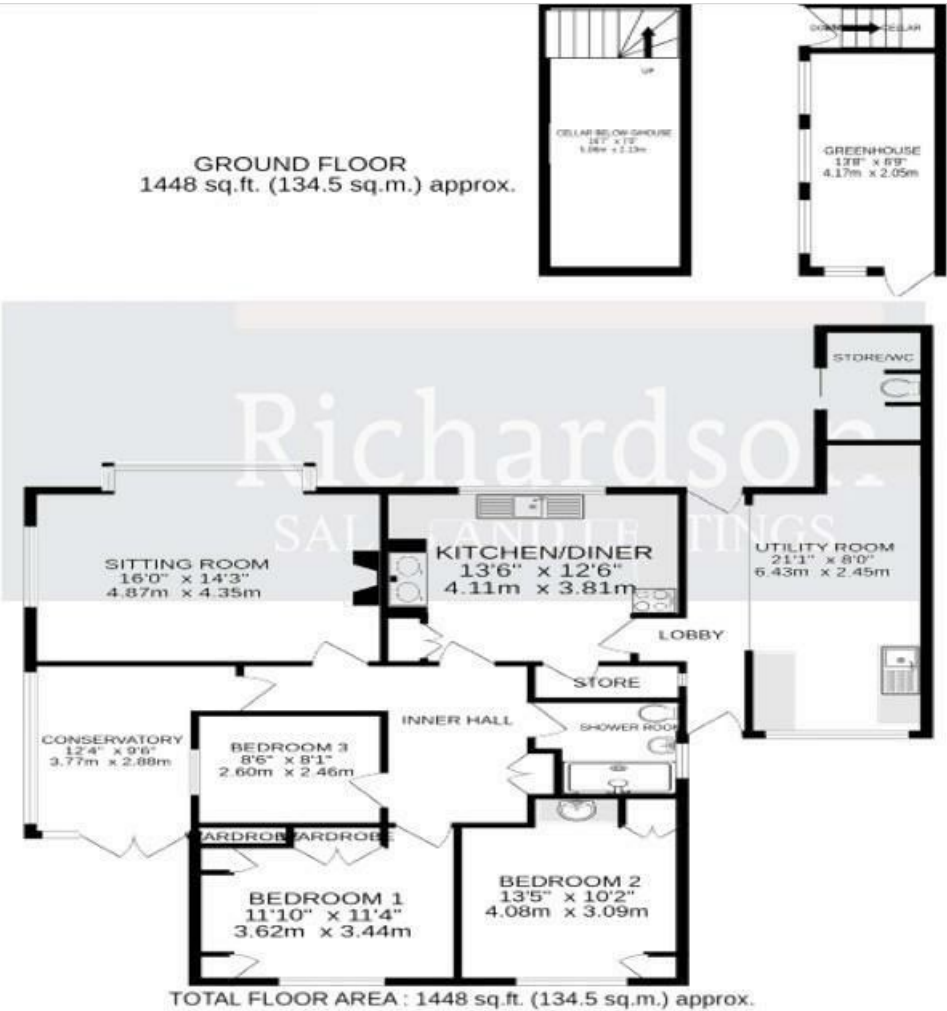
Council Tax
East Northants Council Tax Band D

Communication
According to Ofcom: Ultrafast Full Fibre is available
According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

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



Floor Plan



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1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
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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.

Area Map



Energy Efficiency Graph

