



The Nook

Easton On The Hill, Stamford, PE9 3ND

Offers Over £375,000

Richardson

The Nook

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An opportunity to purchase an established detached home in a small cul-de-sac, within the popular and sought after village of Easton on the Hill. The property has NO CHAIN and offers spacious accommodation having been extended to the ground floor and also enjoys westerly aspect rear gardens. A generous reception hall gives access to the galley style kitchen with breakfast bar area beyond. A good size sitting room has a living flame gas fire and opening to dining room. Sliding doors open to the garden/sun room with cloakroom off and door to the breakfast bar area. To the first floor, there are 2 generous double bedrooms and a very good 3rd bedroom with a spacious bathroom. The property has gas central heating and replacement double glazing. Externally there is a block paved parking area to the front, with a narrow driveway to the side giving access to the detached oversized garage with up and over door, power and light connected and with an inspection pit. Gated access to the rear garden with paved patio area leading onto lawns and shrubs with shed.

Entrance hall

Sitting room
16'0" x 12'5" (4.90m x 3.80m)

Dining room
10'5" x 8'6" (3.20m x 2.60m)

Sun/garden room
10'5" x 7'6" (3.20m x 2.30m)

Cloakroom

Breakfast bar area

Kitchen
8'6" x 8'2" (2.60m x 2.50m)





First floor landing

Bedroom
12'9" x 12'5" (3.9m x 3.8m)

Bedroom
11'9" x 9'10" (3.60m x 3m)

Bedroom
9'10" x 7'10" (3m x 2.4m)

Bathroom
8'6" x 5'6" (2.6m x 1.7m)

External details

The property is positioned within a small cul-de-sac, set back with block paved driveway and hard standing providing off road parking for vehicles. A narrow drive to the side of the property leads to a oversized garage with up and over door, inspection pit and power and light. The westerly rear garden has a patio area leading onto lawns with shrubs and shed.

Tenure
Freehold

Services
All main services are connected gas central heating

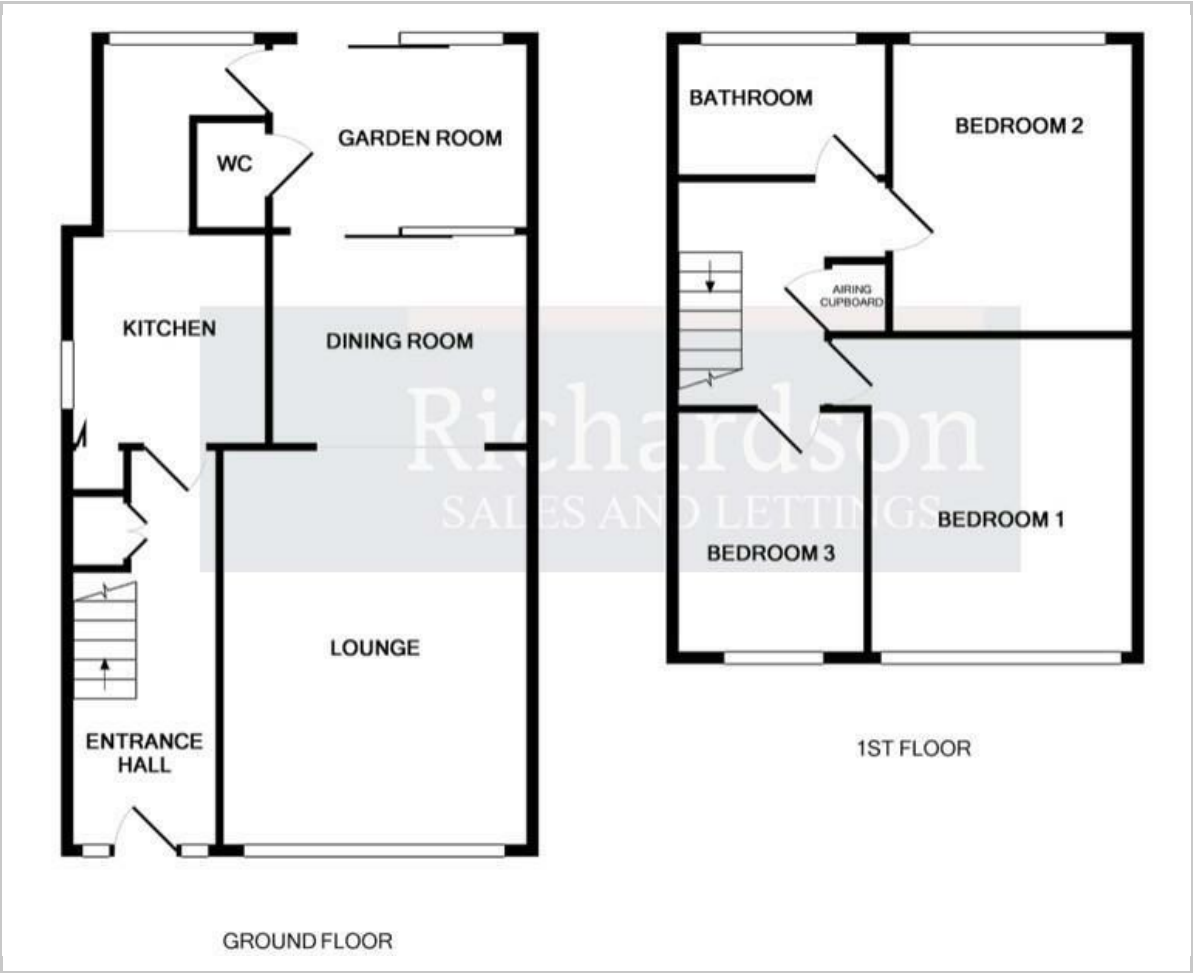
Council Tax
East Northants District Council Band D

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

Viewing
Strictly by appointment with Richardson
post@richardsonsurveyors.co.uk



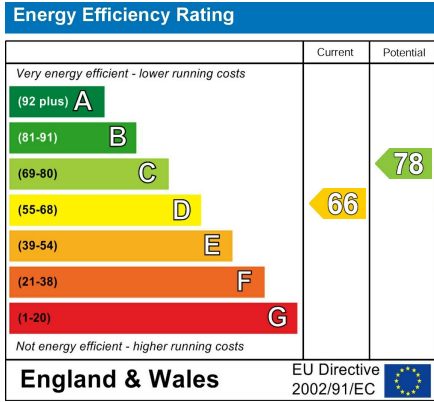
Floor Plan



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.

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433