



Newtown

Easton On The Hill, PE9 3NR

A well-presented three-bedroom semi detached stone cottage is set in the highly sought after village of Easton on the Hill. Situated at the end of this discrete no through road the property is extremely private and quiet, yet just minutes from the nearby pub and the rest of the village. The location provides convenient access to the nearby market town of Stamford, the City of Peterborough and the superb regional road and rail infrastructure (A1 5 mins, Peterborough to Kings X 50 mins).

Viewing highly recommended.

£350,000

Newtown

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- Attractive Character Cottage in Quiet Tucked Away Location
- Popular Village Location
- Close to Stamford & The A1
- 2 Reception Rooms
- Kitchen
- Ground Floor Bathroom
- 3 Bedrooms and First Floor Cloakroom
- Courtyard Garden
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Living Room

19'1" x 14'1" (5.82m x 4.29m)

Inner Hall

Bathroom

6'5" x 10'3" (1.96m x 3.12m)

Kitchen

16'4" x 7'4" (4.98m x 2.24m)

Playroom

9'5" x 11'10" (2.87m x 3.61m)

Landing

6'0" x 5'6" (1.83m x 1.68m)

Bedroom 1

12'0" x 10'9" (3.66m x 3.28m)

Bedroom 2

10'10" x 8'8" (3.30m x 2.64m)

Bedroom 3

10'5" x 7'0" (3.18m x 2.13m)

Cloakroom

2'10" x 5'7" (0.86m x 1.70m)

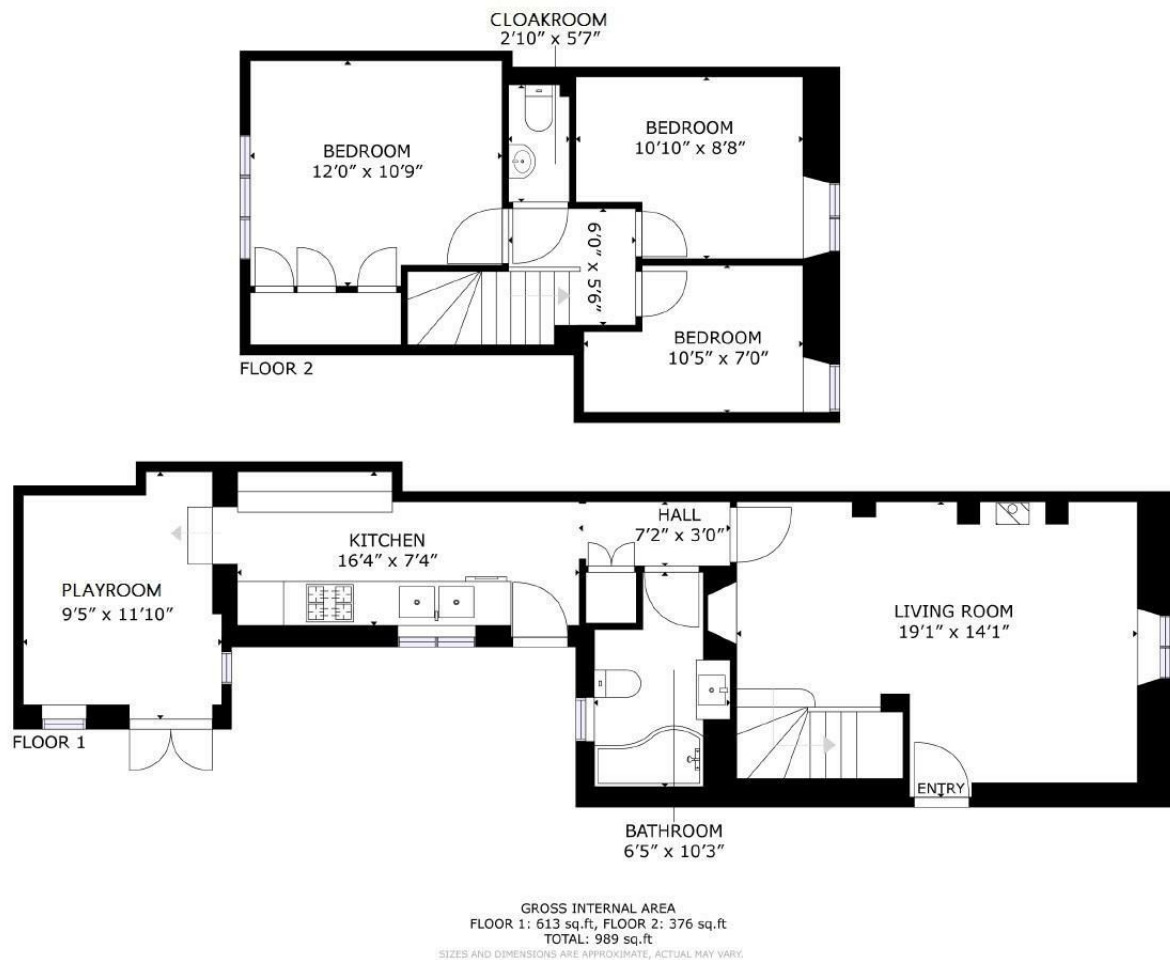


Directions

Please use the following postcode for Sat Nav guidance - PE9 3NR



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC