



ENTRANCE HALL

LIVING ROOM

KITCHEN/BREAKFAST ROOM

UTILITY ROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

GARAGE



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

3 West Mill
 Easton On The Hill, Stamford, PE9 3NX
 £400,000



3 West Mill Easton On The Hill, Stamford PE9 3NX

Ideally situated in Easton On The Hill, this bungalow offers a peaceful village lifestyle with easy access to local amenities, Stamford and travel links including the A1 motorway.

- POPULAR VILLAGE LOCATION OF EASTON ON THE HILL
- TUCKED AWAY IN A QUIET CUL DE SAC
- DETACHED BUNGALOW
- LIGHT AND AIRY LIVING ROOM WITH FEATURE FIREPLACE
- SPACIOUS KITCHEN BREAKFAST ROOM WITH AN ARRAY OF UNITS AND HANDY PANTRY
- THREE PIECE FAMILY BATHROOM
- TWO DOUBLE BEDROOMS AND A SINGLE BEDROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING
- SINGLE DETACHED GARAGE
- ENCLOSED AND PRIVATE REAR GARDEN WITH PATIO SEATING AREA

Viewings: By appointment
£400,000

ENTRANCE HALL

13'3" x 12'11"
UPVC door to side, fitted carpet, radiator, loft access, access to all rooms.

LIVING ROOM

12'11" x 16'9"
UPVC double glazed window to front, fitted carpet, radiators, fireplace.

KITCHEN/BREAKFAST ROOM

9'1" x 20'0"
UPVC double glazed window to front and side. Fitted kitchen with a matching range of base and eye level units, fitted worktops, fitted sink drainer, fitted oven, fitted hob, space for dining furniture, radiator.

UTILITY ROOM

5'10" x 6'3"
Space for white goods,, single door to rear garden.

BEDROOM 1

9'8" x 12'11"
UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 2

9'1" x 12'11"
UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 3

7'10" x 9"
UPVC double glazed window to side, fitted carpet, radiator.

BATHROOM

5'1" x 8'7"
Obscure uPVC double glazed window to side, three piece suite with bath and shower over, low level WC, wash hand basin.

GARAGE

8'0" x 16'0"
Up and over door to front.

TENURE

Freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	64	
(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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC