

## 22 Church Street, Easton On The Hill, Stamford, PE9 3LL

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Offered with NO CHAIN, this beautifully finished Grade II Listed cottage combines an abundance of character with stylish and thoughtfully designed living space, situated in the desirable village of Easton on the Hill.

The property is rich in original features and has been sympathetically improved to create an impressive home full of charm and individuality. At the heart of the property is a stunning open plan kitchen diner, exceptionally well appointed with carefully considered design details and quality fittings throughout. The space is ideal for both entertaining and everyday living, with patio doors opening directly onto the private courtyard garden. A useful utility/boot room adds further practicality.

There is a charming sitting room full of character, alongside a separate study, offering flexible living accommodation.

Upstairs, the property features a superb principal bedroom with en-suite, a guest bedroom with en-suite, a further bedroom and an additional shower room, providing well-balanced accommodation suited to a variety of buyers.

Further benefits include a cellar, gas fired central heating, off-street parking, and a private courtyard garden creating an attractive and low-maintenance outdoor space.

The village itself offers a range of amenities and excellent access to Stamford, the A1, and surrounding countryside walks.

A rare opportunity to acquire a beautifully presented period home finished to an exceptional standard throughout.

**Guide Price £700,000 Freehold**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Character Grade II Listed Cottage
- Many original features
- Two en-suite bedrooms & a further bedroom
- Off street parking
- Council Tax Band - D

- Finished to a high standard by the current owners
- Stylish open plan kitchen diner
- Two reception rooms
- Courtyard garden
- NO CHAIN



**ACCOMMODATION:**

**Entrance Hall**

**Sitting Room**

4.22m x 4.22m (13'10" x 13'10")

**Open Plan Kitchen Family Room**

8.69m x 4.22m (28'6" x 13'10")

**Utility/Boot Room**

4.72m max, 2.84m min x 2.57m (15'6" max, 9'4" min x 8'5")

**Cloakroom**

1.65m x 1.07m (5'5" x 3'6")

**Study**

3.25m x 3.00m (10'8" x 9'10")

**Landing**

**Principal Bedroom**

4.22m x 3.91m (13'10" x 12'10")

**En-suite**

3.35m x 2.97m (11' x 9'9")

**Guest Bedroom**

4.47m x 3.40m (14'8" x 11'2")

**En-suite**

2.57m x 2.24m (8'5" x 7'4")

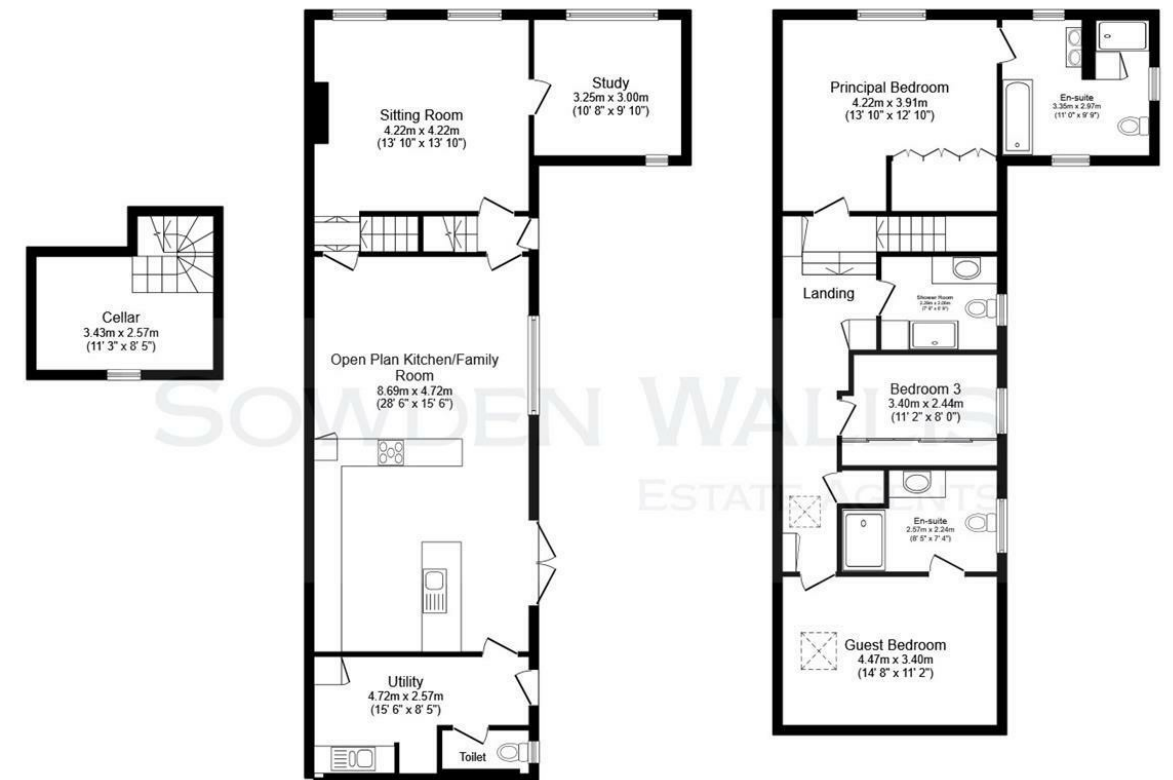
**Bedroom Three**

3.40m into wardrobes x 2.44m (11'2" into wardrobes x 8')

**Shower Room**

2.26m x 2.06m (7'5" x 6'9")

**FLOOR PLAN:**



Cellar

Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io