



High Street

Easton on the Hill, Stamford, PE9 3LN

Price Guide £545,000

Richardson

High Street

Easton on the Hill, Stamford, PE9 3LN

A detached bungalow extended and renovated to a high standard to provide a lovely modern home with open plan living, three double bedrooms, two bathrooms all on one level with a manageable plot and a southerly aspect to the rear. Steps with wrought iron railings lead to the front door opening to a spacious reception hall with timber flooring and giving access to the principal rooms. The spacious kitchen area has a central island with bar overhang, quartz work surfaces, space for a range style cooker, and door way to utility and separate cloakroom. The kitchen area opens up to a dining area with bifold doors to the rear, a further set of French doors to the side and openings through into the spacious living room with a wood burning stove. The master bedroom has a walk in wardrobe and ensuite shower room with oversized shower. Two further double bedrooms with one having built in storage cupboard, and a refitted bathroom. Externally the property has a wrap around garden with a southerly aspect to the rear and patio area with raised borders and shed. Steep driveway down to an oversized garage with power roller door. The property has gas central heating, replacement double glazing and is offered with no chain. Easton on the Hill is a popular village close to Stamford with a wide range of facilities including post office/shop, public houses, a café and excellent local walks.

Reception hall
24'3" max x 8'10" max (7.4m max x 2.7m max)

Kitchen dining area
29'6" max x 15'5" max (9m max x 4.7m max)

Utility
7'2" x 5'0" (2.2m x 1.53m)

Cloakroom

Living room
16'4" x 11'9" (5m x 3.6m)





Master bedroom
11'9" x 11'9" (3.6m x 3.6m)

Walk in wardrobe

Ensuite shower room
10'9" x 6'0" (3.3m x 1.85m)

Bedroom
10'11" x 10'9" (3.34m x 3.28m)

Bedroom
10'2" x 9'0" (3.12m x 2.76m)

Bathroom

Garage
19'0" x 12'5" (5.8m x 3.8m)



External details

The property is slightly elevated from the High Street with shrubs to the front and lawns wrapping around to the rear with a paved patio area and raised borders with shed. Block paved driveway down to the garage with power roller door.

Tenure
Freehold

Council Tax
North Northants Council Tax Band D

Services
All main services connected

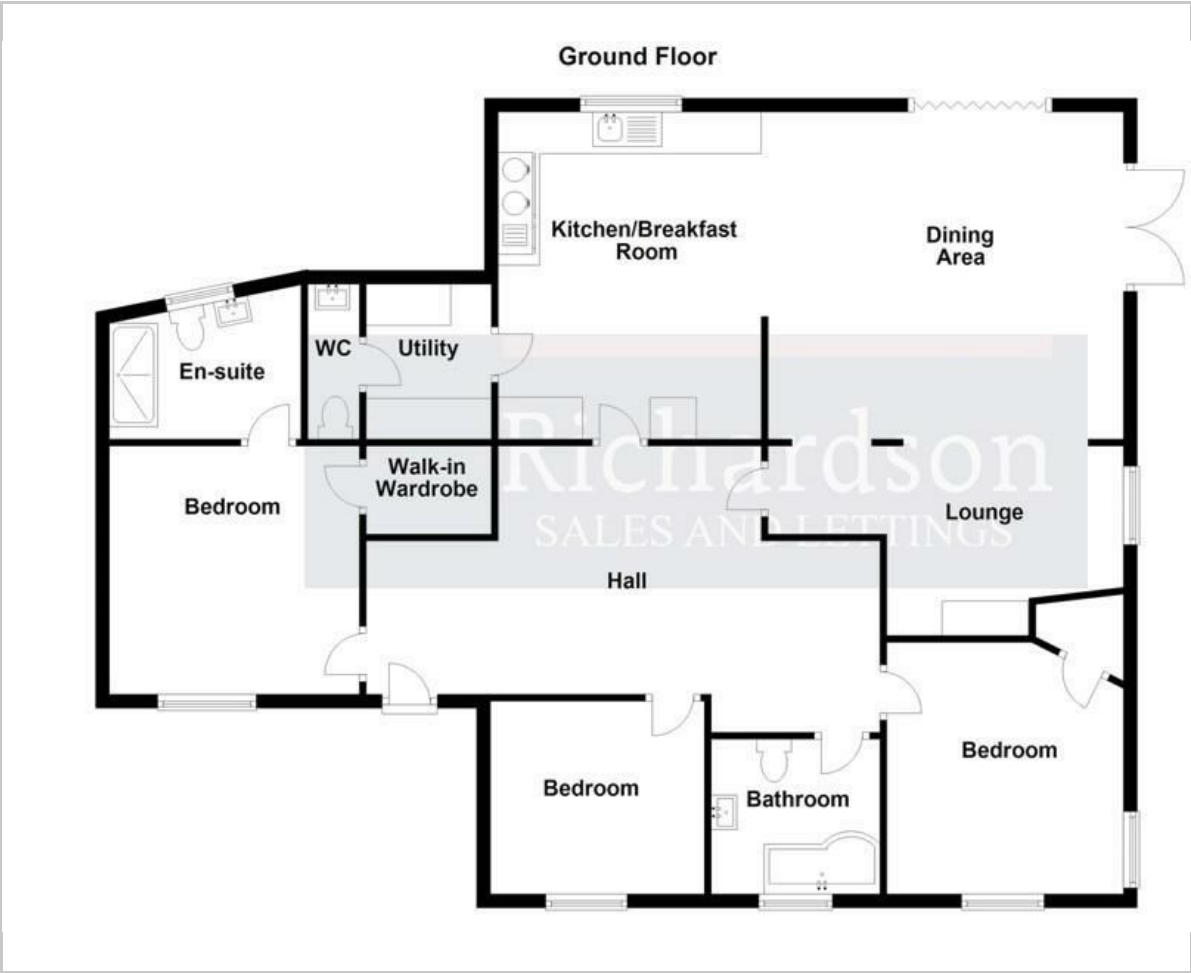
Communication
According to Ofcom: Ultrafast Full Fibre is available
According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

Agents notes
The photos used within the details are when the vendor occupied the property.

Viewing
Strictly by appointment with Richardson Estate Agents 01780 762433.



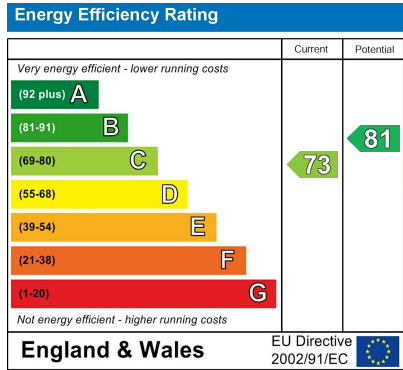
Floor Plan



Area Map



Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

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.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

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.richardsonstateagents.co.uk

01780 762433