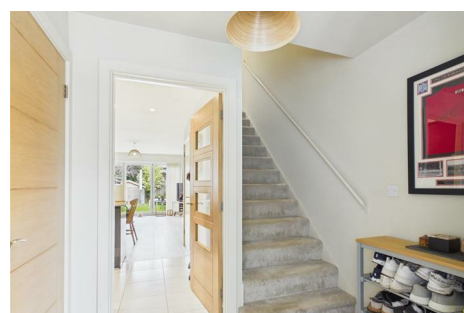




The Briers

Easton On The Hill, PE9 3QP

Situated within the desirable village of Easton on the Hill, just a short drive from the historic Georgian market town of Stamford, this beautifully presented two-bedroom home offers contemporary living across approximately 843 sq ft (78.5 sq m) of accommodation. The property forms part of an attractive modern development completed in 2019 and combines spacious open-plan living with high-quality finishes and excellent energy efficiency.

£280,000

The Briers

Easton On The Hill, PE9 3QP



- Stylish Modern Home in a Sought-After Village Setting
- Two double bedrooms
- Driveway parking for 2 cars
Ideal first-time purchase, downsizer or investment opportunity
- Popular village location close to Stamford
- En-suite to principal bedroom
- Ideal first-time purchase, downsizer or investment opportunity
- Superb 25ft open-plan living space
- Private landscaped rear garden
- Please see attached Key Facts for Buyers for Material Information Disclosures

Entrance Hallway

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

Cloakroom

4'11" x 6'8" (1.50m x 2.03m)

Kitchen/Living/Dining Room

25'3" x 14'7" (7.70m x 4.45m)

Landing

7'10" x 7'4" (2.39m x 2.24m)

Bedroom 1

12'9" x 9'10" (3.89m x 3.00m)

En Suite

8'2" x 4'3" (2.49m x 1.30m)

Bedroom 2

9'0" x 10'8" (2.74m x 3.25m)

Bathroom

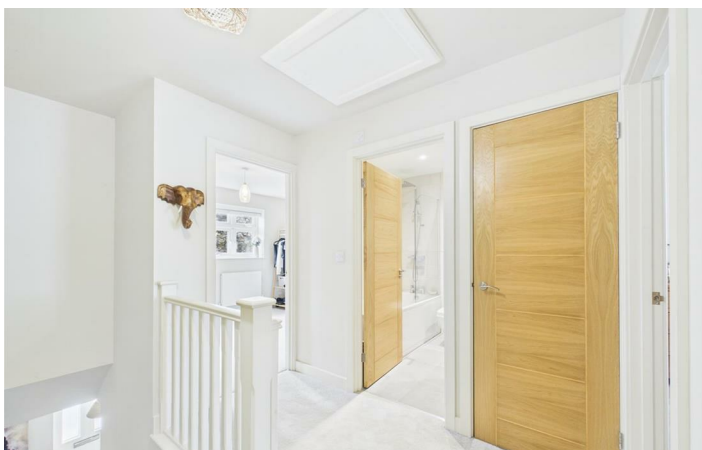
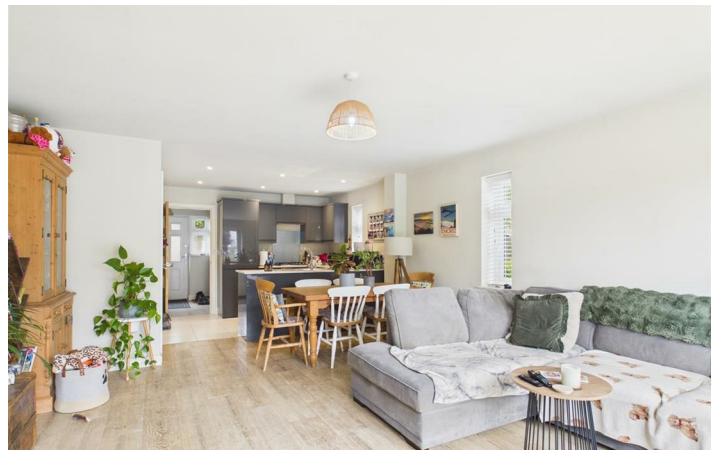
7'11" x 6'8" (2.41m x 2.03m)

Off Road parking for 2 Cars

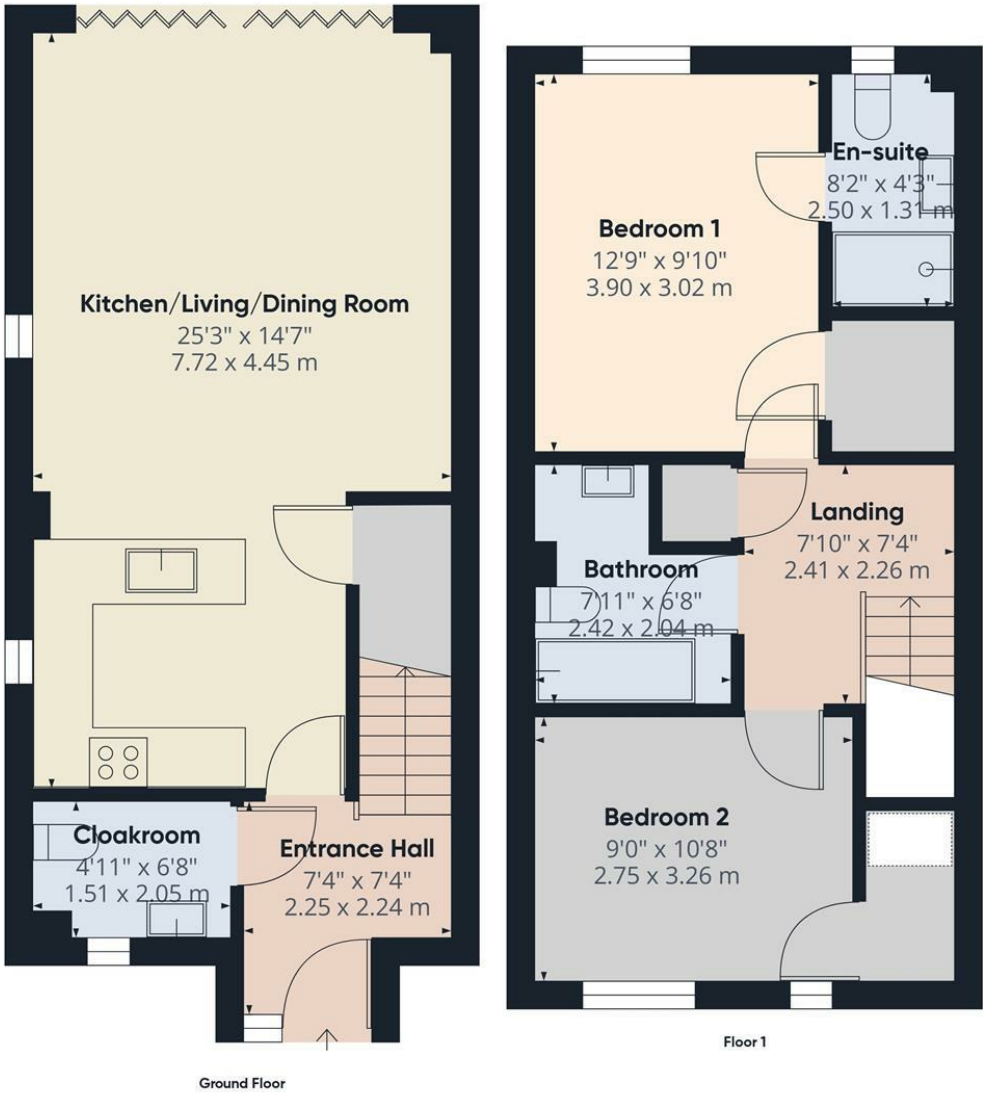


Directions

Please use postcode PE9 3QP for Sat-Nav assistance. Easton on the Hill is a highly regarded Northamptonshire village positioned approximately 3.5 miles west of Stamford, offering a blend of rural charm and excellent connectivity. The village features a strong community atmosphere, village hall, historic church, countryside walks and convenient access to the A43 and A1, making it ideal for commuters travelling to Peterborough, Leicester, Cambridge and beyond. Stamford provides an extensive range of amenities including independent shops, restaurants, cafés



Floor Plan



Approximate total area
843 ft²
78.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

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