



Stamford Road, Easton On The Hill

 **NEWTON FALLOWELL**

 3  1  2

Key Features

- Stunning Three Bedroom Stone Built Home
- Beautiful Landscaped Garden
- Countryside views from the front of the property
- No Onward Chain
- Great Village Location within Close Proximity to Stamford
- Council Tax Band - D
- EPC Rating D
- Freehold

GUIDE PRICE £325,000 - £335,000





No Onward Chain Newton Fallowell are delighted to present this charming stone-built semi-detached Georgian cottage, situated on Stamford Road in the sought-after village of Easton on the Hill and enjoying open countryside views to the front.

The accommodation briefly comprises an entrance hallway, a bright dual-aspect living room, a separate dining room overlooking the rear garden, and a kitchen fitted with a range of units and space for freestanding appliances.

To the first floor are three generous double bedrooms and a spacious family bathroom fitted with a bath, separate shower, WC and wash basin. Bedrooms one and two enjoy attractive front-facing countryside views, while bedroom three and the bathroom overlook the garden.

Externally, the enclosed rear garden can be accessed via a side gate at the end of the terrace or directly from the property. The garden features a lawn, paved patio seating area, planted borders and mature shrubs, all enclosed by traditional stone walling and fencing. Additional benefits include a stone-built outhouse with WC and a further stone garden shed providing useful storage.





Hall 3.91m x 1.97m (12'10" x 6'6")

Lounge 4.96m x 3.93m (16'4" x 12'11")

Dining Room 4.23m x 3.04m (13'11" x 10'0")

Kitchen 3.1m x 2.71m (10'2" x 8'11")



Bedroom One 3.66m x 3.12m (12'0" x 10'2")

Bedroom Two 3.97m x 3.38m (13'0" x 11'1")

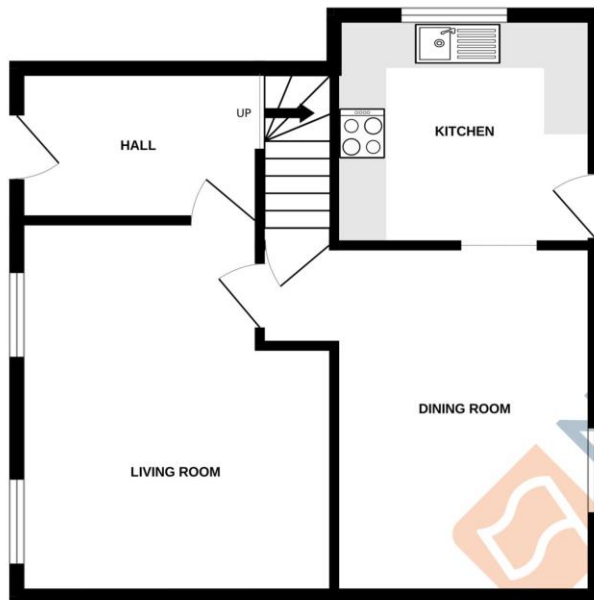
Bedroom Three 3.57m x 3.12m (11'8" x 10'2")

Bathroom 3.08m x 2.56m (10'1" x 8'5")

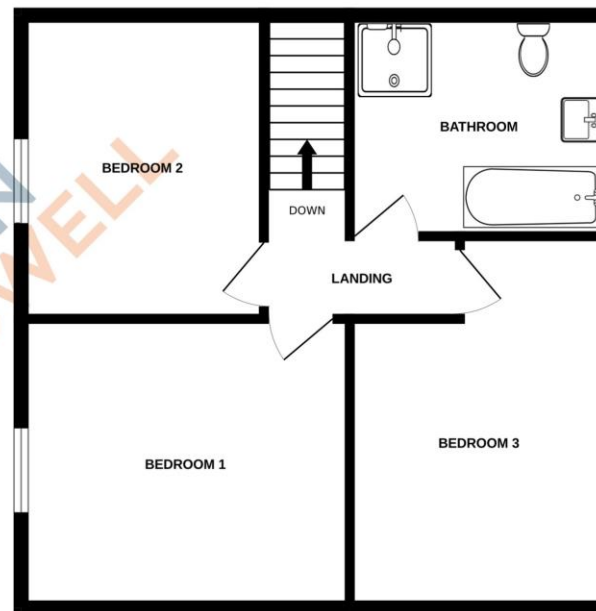




GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: East Northamptonshire Council
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell 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 £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.