



Porters Lane

Easton On The Hill, Stamford, PE9 3NF

Price Guide £595,000

Richardson

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A beautifully presented and deceptively spacious stone-built chalet bungalow, offering approximately 1,806 sq ft of versatile accommodation in the sought-after village of Easton on the Hill.

Thoughtfully extended and enhanced over the years, this individual home offers a generous and flexible layout, with the scale and quality of the accommodation becoming apparent as you step inside. The property combines comfortable family living with excellent space for entertaining, relaxing and working from home.

At the heart of the home is the impressive kitchen and dining area, featuring granite work surfaces and complemented by a useful utility room, cloakroom and rear porch. Two spacious reception rooms provide further versatility, with the principal living room enjoying an abundance of natural light through picture windows and doors and glass ceiling panels, together with the warmth of a Clearview stove.

The accommodation comprises four bedrooms, with three situated on the ground floor, offering considerable flexibility for family life, guests or home working. One bedroom benefits from an en suite shower room, another is currently used as a TV room/study, while a further bedroom has its own dressing room. The first-floor principal suite provides a private retreat, with dressing room, en suite bathroom and a private balcony.

Outside, the enclosed gardens provide a private and attractive setting, with a covered seating area creating an ideal space for relaxing or entertaining. Off-road parking completes the picture.

With its generous proportions, versatile accommodation and beautifully presented interiors, this is a distinctive home that offers considerably more than may first be anticipated. Set within a well-regarded village and within easy reach of Stamford, it combines space, character and practicality, and is a property that deserves to be viewed to be fully appreciated.

Entrance porch

Dining room/hall

27'9" max x 11'10" (8.47m max x 3.63m)

Sitting room

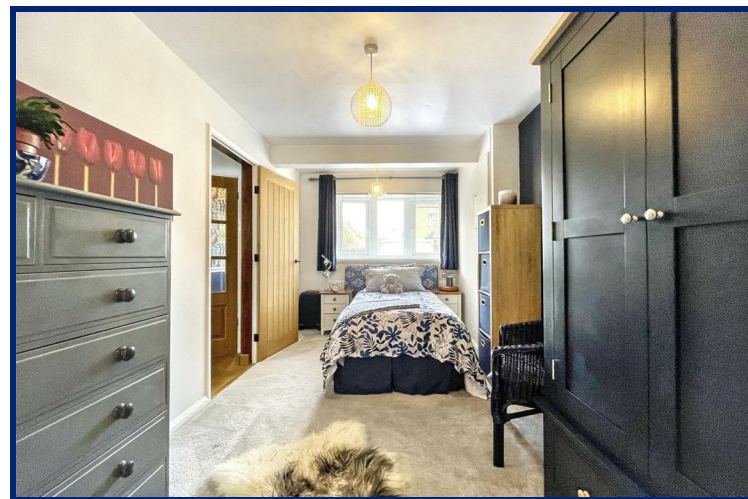
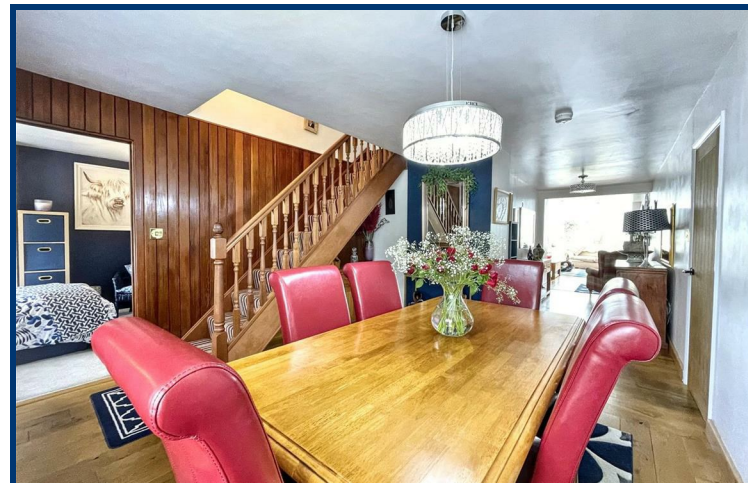
22'8" x 14'0" (6.92m x 4.28m)

Kitchen diner

14'2" x 13'6" (4.34m x 4.13m)

Utility room

Cloakroom





Rear porch

Bedroom/study/TV room
10'4" x 9'9" (3.17m x 2.98m)

Bedroom
14'8" x 8'9" (4.48m x 2.67m)

Ensuite shower

Bedroom area
11'11" x 10'4" (3.65m x 3.17m)

Dressing area
10'4" x 10'3" (3.17m x 3.14m)

Family bathroom

First floor master suite

Bedroom
11'6" x 11'8" (3.51m x 3.56m)

Dressing room
11'6" x 8'11" (3.51m x 2.74m)

Ensuite bathroom

Balcony
12'11" x 6'0" (3.94m x 1.83m)

External details

Set behind stone walling and maturing shrubs with block paved driveway providing off road parking for several vehicles. Gated side access to rear garden which has a good degree of privacy with lawn area and stocked boarders, potting shed, kennel, wood store shed and covered seating area.

Tenure

Freehold

Council Tax

North Northamptonshire Tax Band E

Services

All main services are connected. Oil central heating.

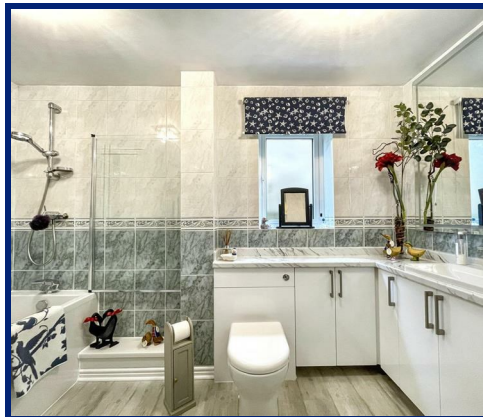
Communication

According to Ofcom: Ultrafast Full Fibre is available

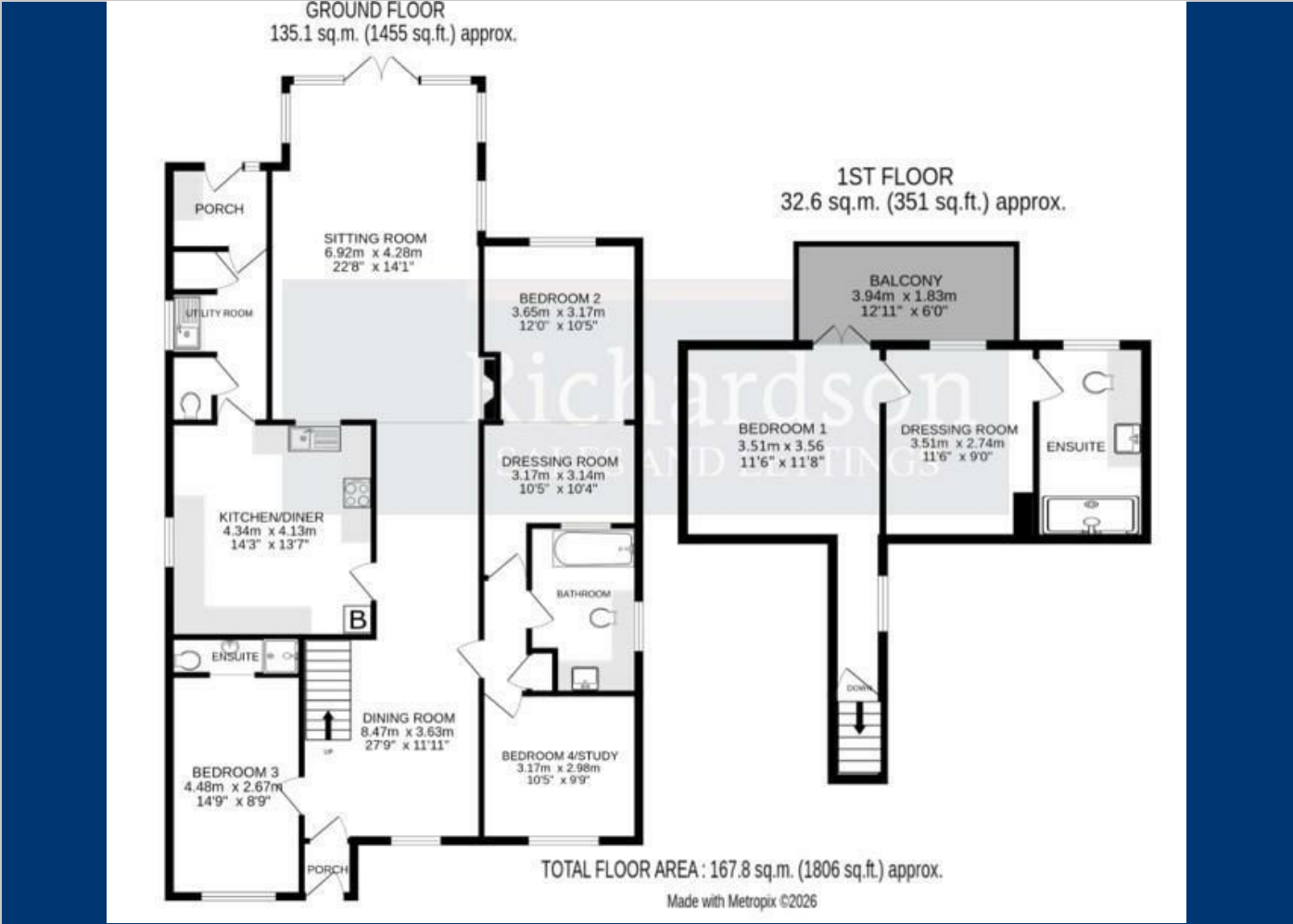
According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

Viewing

Telephone appointment with Richardson
post@richardsonsurveyors.co.uk



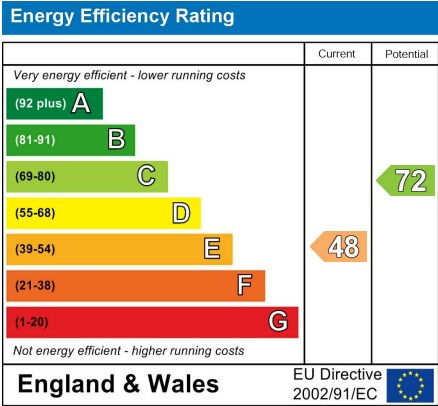
Floor Plan



Area Map



Energy Efficiency Graph



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Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

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