



West Fields, Easton On The Hill

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Immaculate Three Bedroom Family Home
- Large South Facing Rear Garden
- Off Road Parking to the Rear
- Highly Sought After Village Location
- Walking Distance to Local Amenities
- Council Tax Band - B
- EPC Rating - TBC
- Freehold

£325,000





Situated in the highly sought-after village of Easton on the Hill, this beautifully presented three-bedroom semi-detached home offers spacious ground floor living, generous bedrooms, and an impressive south-facing rear garden.

Upon entering, a welcoming entrance hall provides access to the main reception rooms, a downstairs shower room, and stairs to the first-floor landing. To the right is a bright and spacious living room featuring a front-facing window, patio doors opening to the garden, and a feature fireplace as the focal point of the space. The property also boasts a large, well-appointed kitchen with extensive worktop space, a range of integrated appliances, and a separate pantry for additional storage. Completing the ground floor is a practical utility room with a rear door leading directly to the garden.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom is particularly light and airy, enhanced by recently installed Velux windows, fitted storage, and a private en-suite bathroom.

Externally, the front of the property is enclosed by a charming stone wall with gated access and a pathway leading to the entrance. Many neighbouring homes have converted their front gardens to create additional off-street parking, offering future potential. The substantial rear garden benefits from a sunny southern aspect and is mainly laid to lawn, complemented by a generous patio area ideal for outdoor dining and entertaining.





Entrance Hall 1.29m x 1.91m (4'2" x 6'4")

Lounge 3.65m x 4.73m (12'0" x 15'6")

Kitchen Diner 4.96m x 3.39m (16'4" x 11'1")

Utility Room 1.28m x 1.96m (4'2" x 6'5")

Shower Room 1.22m x 2.01m (4'0" x 6'7")



Bedroom One 3.85m x 4.71m (12'7" x 15'6")

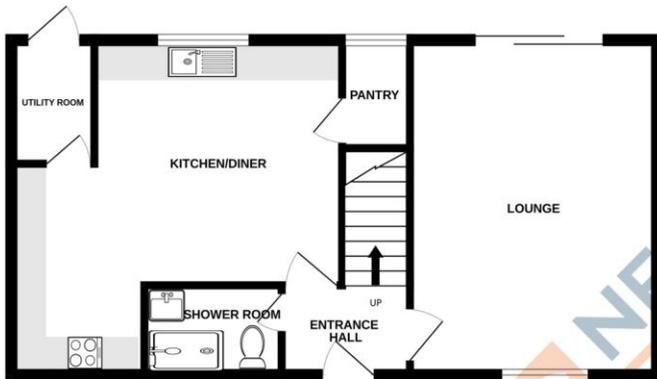
Bedroom Two 3.62m x 3.15m (11'11" x 10'4")

Bedroom Three 2.26m x 2.75m (7'5" x 9'0")

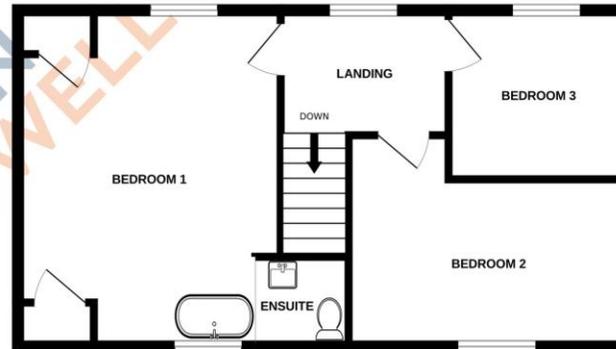




GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 1004 sq.ft. (93.3 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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COUNCIL TAX INFORMATION:

Local Authority: East Northamptonshire Council
Council Tax Band: B

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.