

Western Avenue

Easton on the Hill, PE9 3NB

Charming Three-Bedroom Home with Generous Living Space & Large Terrace

Situated in the highly sought-after village of Easton on the Hill, this well-proportioned three-bedroom home offers a fantastic blend of comfortable family living and versatile entertaining space. With a spacious ground floor layout, private terrace, large garden, and integral garage, this property is ideal for families, professionals, or those looking to enjoy village life within easy reach of Stamford.

Offers Over £400,000

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- Established 3 bedroom detached family home
- Three well-sized bedrooms
- Driveway parking & Integral garage
- Beautifully presented throughout
- Modern kitchen with breakfast/family space
- Popular village location
- Spacious living and dining areas
- Large private terrace & garden
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

6'2" x 15'0" (1.88m x 4.57m)

Living Room

12'6" x 13'0" (3.81m x 3.96m)

Dining Room

10'8" x 12'3" (3.25m x 3.73m)

Kitchen

8'3" x 15'10" (2.51m x 4.83m)

Breakfast/Family Area

7'6" x 12'8" (2.29m x 3.86m)

Inner Lobby

2'9" x 3'10" (0.84m x 1.17m)

Cloakroom

4'7" x 3'9" (1.40m x 1.14m)

Garage

7'9" x 15'9" (2.36m x 4.80m)

Landing

6'7" x 9'2" (2.01m x 2.79m)

Bedroom 1

10'9" x 13'1" (3.28m x 3.99m)

Bedroom 2

9'11" x 10'0" (3.02m x 3.05m)

Bedroom 3

8'1" x 9'2" (2.46m x 2.79m)

Family Bathroom

8'8" x 5'5" (2.64m x 1.65m)

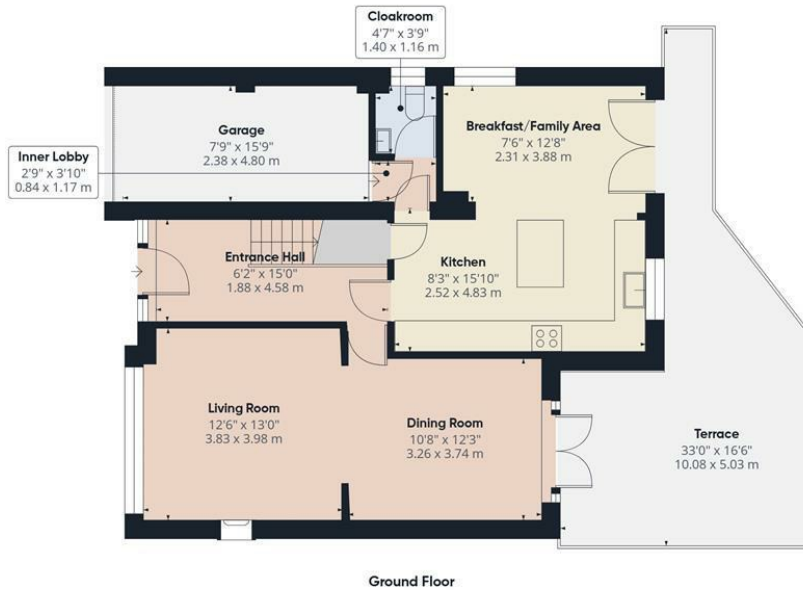


Directions

Please use the following postcode for Sat Nav guidance - PE9 3NB



Floor Plan



Approximate total area⁽¹⁾
1252 ft²
116.2 m²

Balconies and terraces
307 ft²
28.5 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	