



## Newtown

Easton on the Hill, PE9 3NR

A charming 2 Bedroom period stone built cottage situated in the sought after village of Easton on the Hill. Situated at the end of this discrete no through road. The property is extremely private and quiet, yet just minutes from the nearby pub and the rest of the village.

£850 PCM

# Newtown

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- Attractive Character Cottage in Quiet Tucked Away Location
- Ground Floor Bathroom
- Cosy accommodation
- 2 bedrooms
- Open plan Living room into Kitchen
- EPC Rating D
- Popular Village Location - Close to Stamford & The A1
- Pretty enclosed S-W courtyard garden to rear
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

## Living Room

13'11 x 10'11 (4.24m x 3.33m)

## Bedroom 1

10'9 x 9'8 (3.28m x 2.95m)

## Kitchen

10'10 x 8'2 (3.30m x 2.49m)

## Bedroom 2

10'11 x 6'3 (3.33m x 1.91m)

## Bathroom

7'11 x 6'1 (2.41m x 1.85m)

## Small Courtyard Garden to Rear

## Laundry/Utility Area

5'11 x 4'3 (1.80m x 1.30m)

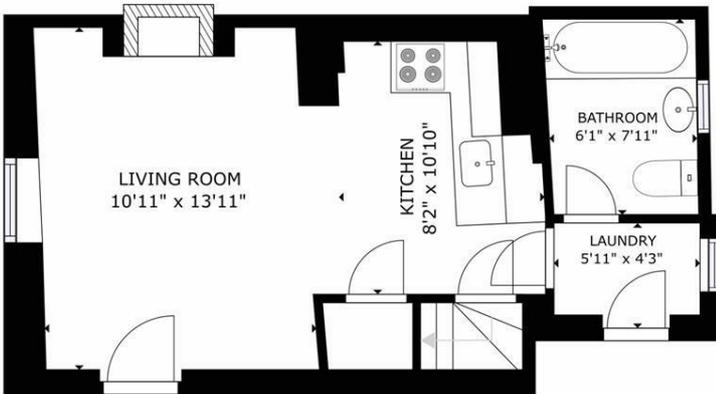


## Directions

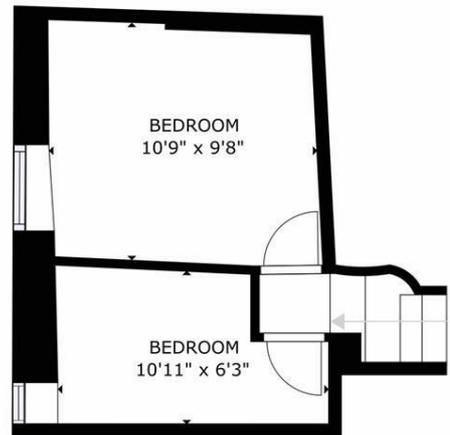
Please use the following postcode for Sat Nav guidance - PE9 3NR



# Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 392 sq ft, FLOOR 2: 208 sq ft  
 TOTAL: 590 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	