



Porters Lane

Easton On The Hill, Stamford, PE9 3NF

Price Guide £595,000

Richardson

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Nestled in the charming village of Easton On The Hill, this delightful detached stone built chalet has been extended to offer a perfect blend of modern living and traditional comfort. Extremely deceptive the property spans an impressive 1,806 square feet, offering flexible accommodation, making it ideal for families or those seeking extra space.

Upon entering, there are two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The large living room features a Clearview stove, creating a warm and inviting atmosphere with natural light flooding in through the picture windows/doors and glass ceiling panels. The modern kitchen diner is a chef's dream, complete with elegant granite work surfaces, ensuring both style and functionality. Adjacent to the kitchen, you will find a convenient utility room, a cloakroom and a rear porch, adding to the practicality of this home.

The property comprises four well-appointed bedrooms, 3 to the ground floor, one with ensuite shower, (one currently used as a TV room/study) and the remaining has a dressing room. There is also the family bathroom. The master suite to the first floor is truly a retreat. This luxurious space features a dressing room, ensuite bathroom and a private balcony, offering a spot for morning coffee and to unwind.

Outside, the enclosed gardens provide a safe haven for children and pets alike. A covered seating area invites you to enjoy the outdoors, whether for morning coffee or evening relaxation. Additionally, off-road parking ensures convenience for you and your guests.

From the front, the property is extremely understated and is a rare find combining spacious living with modern amenities in a sought after village. It is a great opportunity for those looking to settle in an active community while still being close to the vibrant town of Stamford.

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

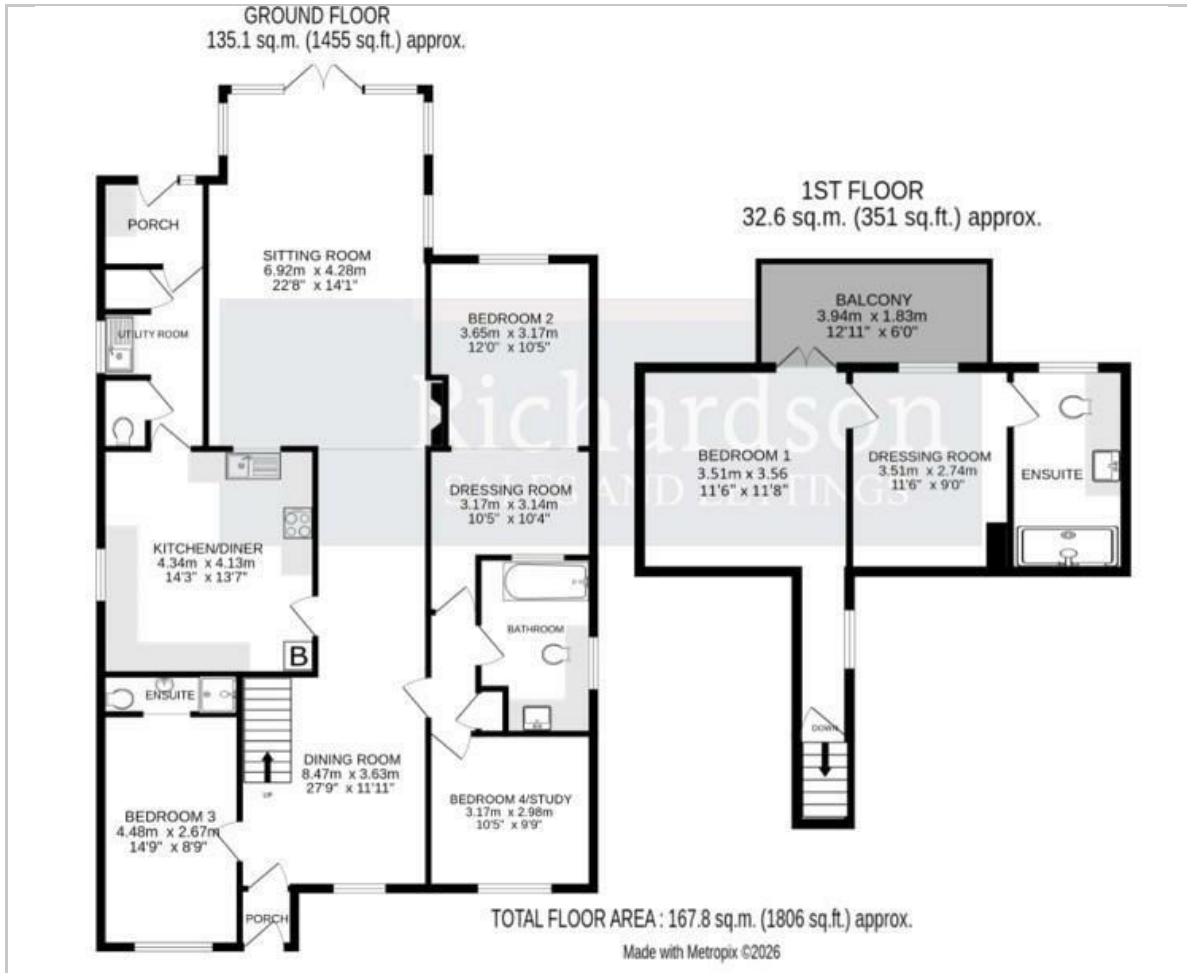
Services
 All main services are connected. Oil central heating.

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



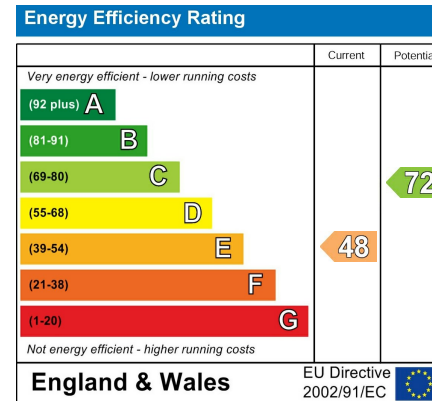
Floor Plan



Area Map



Energy Efficiency Graph



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