

# Richardson

LETTINGS SPECIALISTS

44 Church Street  
Easton on the Hill  
Stamford  
PE9 3LL

**TO LET**

**£1,995 PCM**



- Village Location
- 3 Good Size Bedrooms
- Modern Open Plan Kitchen/Diner
- Two Bathrooms
- Sitting Room with Wood Burner
- Separate Utility
- Single Garage
- Secluded Garden

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



[www.richardsonstateagents.co.uk](http://www.richardsonstateagents.co.uk)

**01780 758000**

## LOCATION

This super stone property is located in the heart of Easton on the Hill. This attractive village lies approximately 2 miles to the south west of Stamford. It has an excellent range of facilities with shop/post office, children's nursery, public house, church, village hall, bowls and cricket clubs and the T-21 Charity run Birch Tree Cafe. It is also the home of The Priest House which is a National Trust property. There are excellent walks in and around the village with Wothorpe Wood nearby and a number of scenic routes into Stamford. Transport links are excellent with the village lying north of the A43 Stamford/Kettering road, approximately 1.5 miles west of the A1 trunk road. There is good access to the nearby towns of Stamford, Peterborough, Kettering, Uppingham and Grantham. Intercity train services are available from Peterborough and Kettering and there is a railway station at Stamford for local and cross country routes.

## DESCRIPTION

This stunning three bedroom period house has a bright and spacious open plan kitchen /dining area, with large patio doors opening to the rear private garden. A separate generous sized sitting room has a wood burner set in a period marble fire surround. Upstairs has three neutrally decorated bedrooms and a bathroom with double walk-in shower.

A super character property offering an extremely comfortable living space, with a secluded garden and separate garage in a quiet village location.

## ACCOMMODATION:

### HALLWAY

Leading to the open plan downstairs Kitchen/Diner, Sitting Room and stairs to the first floor.

### SITTING ROOM 17'5 x 13'6

With wood burner set in a marble fireplace, double radiator and sash windows to front and rear.

### KITCHEN 19'1" into fitted units x 9'1"

The Kitchen area is fitted with a range of grey base and eye level units and a large centre island housing the electric hob and ceramic sink. Integrated appliances include fridge, freezer and dishwasher. Two fitted electric ovens are also included. Patio doors provide easy access to the rear garden and also allow plenty of natural light into the room. Perfect for warm summer days!

### DINING AREA 17'7" x 14'9" max, 8'0"

The Dining area provides a great space for both relaxation and entertaining. Large sash windows provide ample light.

### UTILITY 10'0" x 5'6"

Fitted with a range of grey base units and shelving above a ceramic sink. Doors leading to bathroom, rear and side gardens.

### BATHROOM 8'11" x 5'6"

The family bathroom located on the ground floor, is fully tiled comprising of bath with shower over, wash hand basin and WC. It also has a heated towel rail. There is storage space and plumbing for a washing machine and dryer.

### STAIRS & LANDING

Neutrally decorated with sash window to the front.

### PRINCIPAL BEDROOM 12'10 x 9'6

The master bedroom is located at the rear of the property and has a built in wardrobe space and two further storage cupboards. Sash window to rear providing wonderful countryside views.

### BEDROOM 2 14'3 x 7'6

This double bedroom is located at the front of the property. Neutrally decorated with sash window.

### BEDROOM 3 9'5 x 7'10

Further double bedroom located at the front of the property. Neutrally decorated with sash window to side.

### SHOWER ROOM 7'7 x 7'5

Tiled bathroom with walk in double shower, wall hung basin and low level toilet. Storage cupboard.

# Richardson

## **OUTSIDE SPACE**

Enclosed wall garden to the side of property with raised borders. To the rear is an enclosed courtyard with access through to the single garage.

## **GARAGE**

Pedestrian door leads through to the garage with remote control roller door for vehicle access.

## **COUNCIL TAX**

We understand from the Valuation Office Agency website that the property has a Council Tax Band F.

## **SERVICES**

Mains water, electricity, gas and sewerage are connected.

## **MOBILE/BROADBAND**

According to OFCOM:

Mobile networks available - Vodafone and Three, limited

Broadband types available - Standard, Superfast & Ultrafast

## **RENT**

The rent is payable monthly in advance, by standing order.

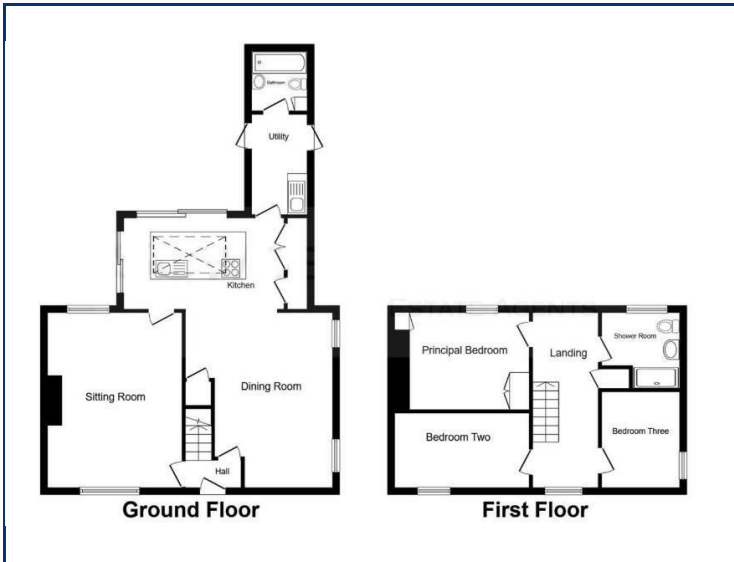
## **DEPOSIT**


Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

## **VIEWINGS**

All viewings are strictly by appointment through Richardson on 01780 758000.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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