

High Street

Easton on the Hill, Stamford, PE9 3LN

Price Guide £535,000

Richardson

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A detached bungalow extended and renovated to a high standard to provide a lovely modern home with open plan living, three double bedrooms, two bathrooms all on one level with a manageable plot and a southerly aspect to the rear. Steps with wrought iron railings lead to the front door opening to a spacious reception hall with timber flooring and giving access to the principal rooms. The spacious kitchen area has a central island with bar overhang, quartz work surfaces, space for a range style cooker, and door way to utility and separate cloakroom. The kitchen area opens up to a dining area with bifold doors to the rear, a further set of French doors to the side and openings through into the spacious living room with a wood burning stove. The master bedroom has a walk in wardrobe and ensuite shower room with oversized shower. Two further double bedrooms with one having built in storage cupboard, and a refitted bathroom. Externally the property has a wrap around garden with a southerly aspect to the rear and patio area with raised borders and shed. Steep driveway down to an oversized garage with power roller door. The property has gas central heating, replacement double glazing and is offered with no chain. Easton on the Hill is a popular village close to Stamford with a wide range of facilities including post office/shop, public houses, a café and excellent local walks.

Reception hall
24'3" max x 8'10" max (7.4m max x 2.7m max)

Kitchen dining area
29'6" max x 15'5" max (9m max x 4.7m max)

Utility
7'2" x 5'0" (2.2m x 1.53m)

Cloakroom

Living room
16'4" x 11'9" (5m x 3.6m)

Master bedroom
11'9" x 11'9" (3.6m x 3.6m)

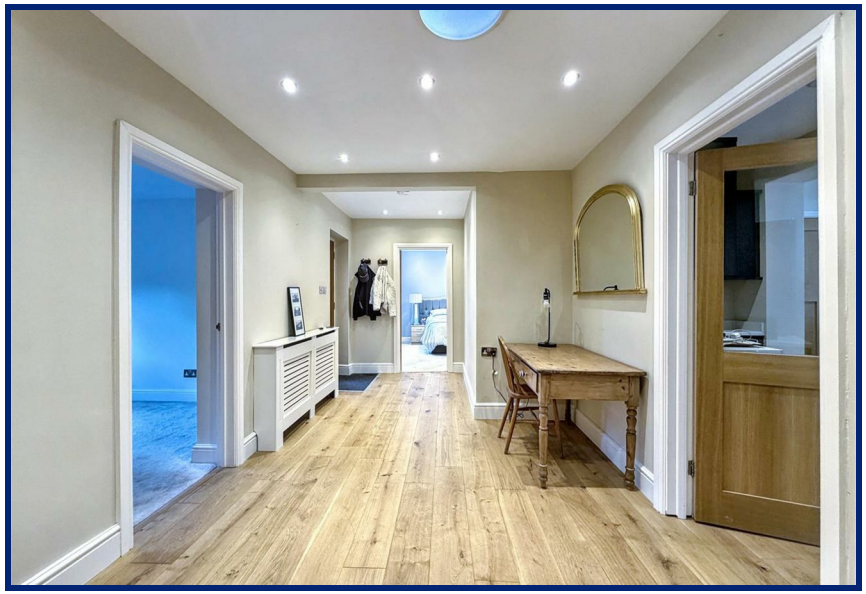
Walk in wardrobe



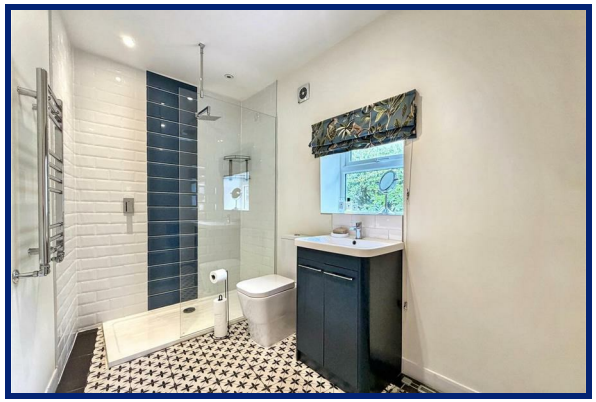




















Ensuite shower room
10'9" x 6'0" (3.3m x 1.85m)

Bedroom
10'11" x 10'9" (3.34m x 3.28m)

Bedroom
10'2" x 9'0" (3.12m x 2.76m)

Bathroom

Garage
19'0" x 12'5" (5.8m x 3.8m)

External details
The property is slightly elevated from the High Street with shrubs to the front and lawns wrapping around to the rear with a paved patio area and raised borders with shed. Block paved driveway down to the garage with power roller door.

Tenure
Freehold

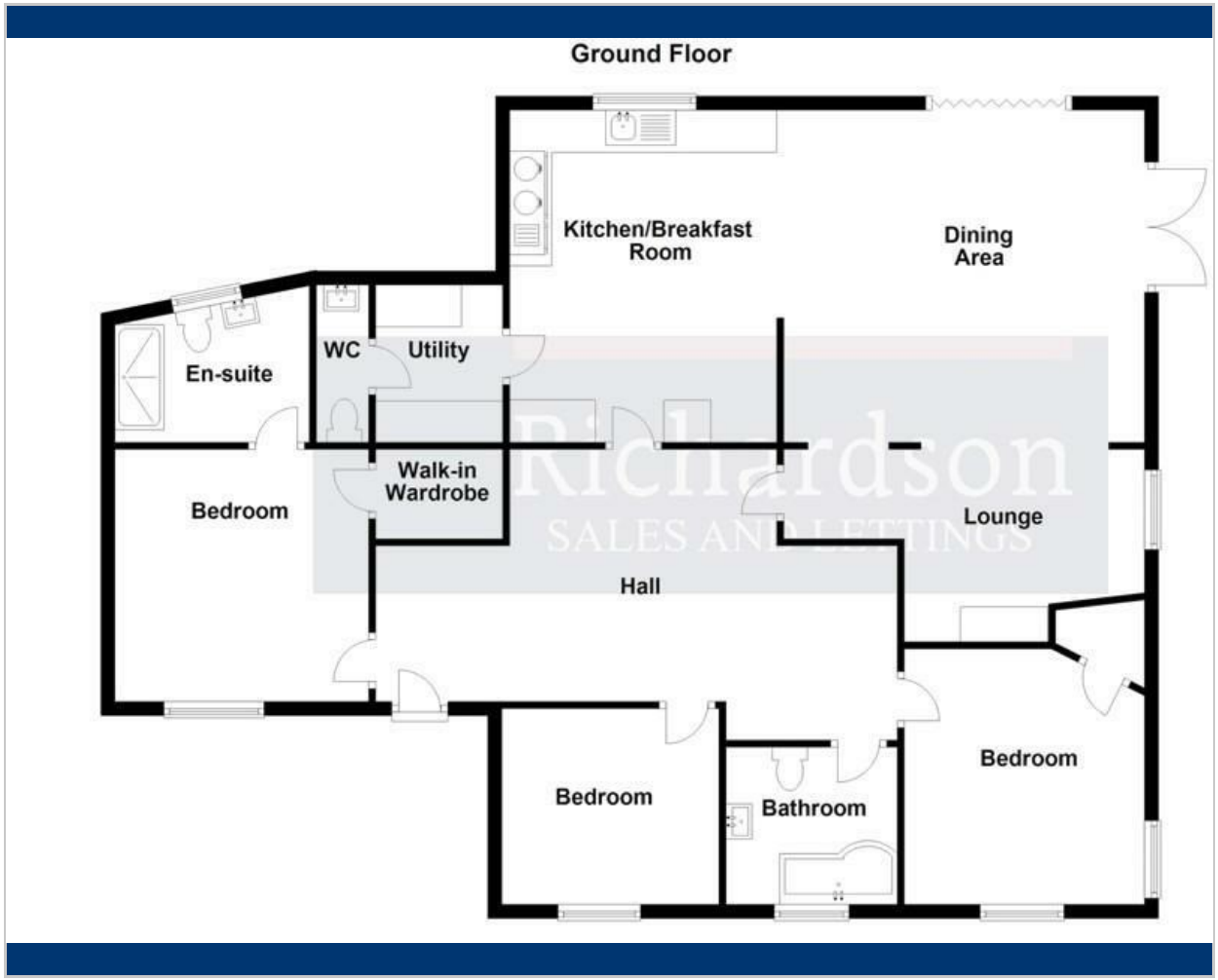
Council Tax
North Northants Council Tax Band D

Services
All main services connected

Communication
According to Ofcom: Ultrafast Full Fibre is available
According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

Viewing
Strictly by appointment with Richardson Estate Agents 01780 762433.

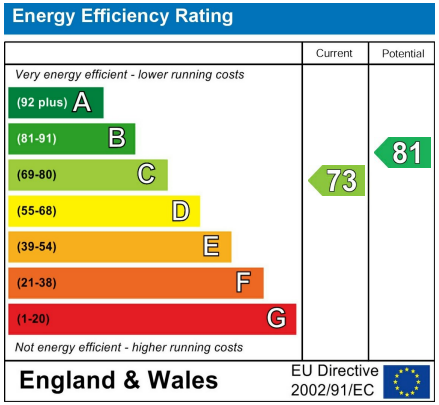
Floor Plan



Area Map



Energy Efficiency Graph



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