



15 Porters Lane, Easton On The Hill, Northamptonshire, PE9 3NF

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	67
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Situated in the popular village of Easton on the Hill, just a short distance from Stamford, this extended detached family home has been finished to a high standard by the current owners and offers well-balanced and versatile accommodation throughout. The property is offered with NO CHAIN.

The accommodation includes a welcoming entrance hall with cloakroom, leading to a comfortable sitting room and a useful study which could also serve as an occasional fourth bedroom if required. To the rear is a spacious breakfast kitchen and dining area, ideal for both everyday living and entertaining, complemented by a separate utility room providing additional storage and practicality.

Upstairs, the first-floor landing leads to three bedrooms, including a generous principal bedroom with en-suite shower room. Two further bedrooms are served by a well-appointed family bathroom.

The home benefits from replacement windows and gas fired central heating, ensuring comfort and efficiency throughout.

Externally, the property enjoys a pleasant setting with a block paved driveway to the front providing off-street parking alongside a lawned garden. The rear garden features a patio seating area and lawn, along with a useful external office with decking, creating an ideal space for home working or hobbies.

The property offers convenient access to the amenities of Stamford and surrounding countryside, making it an excellent choice for families and commuters alike.

Asking Price £400,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Three bedroom family home
- Two reception rooms and spacious breakfast kitchen
- Main bedroom with en-suite
- Off street parking
- Council Tax Band - D
- Superbly presented
- Finished to a high standard
- Garden Office with power and heating
- Patio, decked and lawned garden
- EPC- D

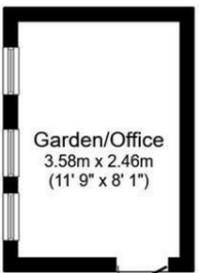
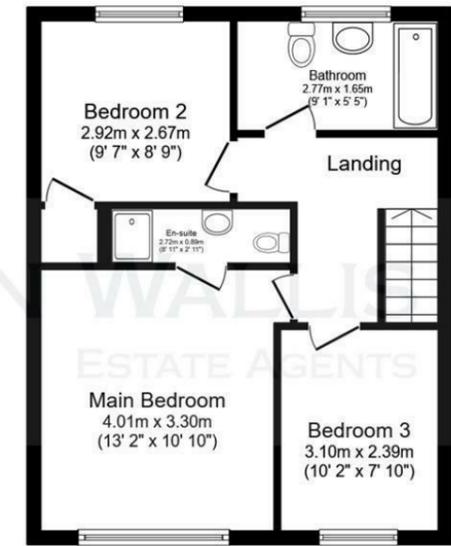


ACCOMMODATION:

- Entrance Hall**
6.17m x 1.88m max (20'3 x 6'2 max)
- Cloakroom**
1.85m x 0.89m (6'1 x 2'11)
- Sitting Room**
4.85m x 3.78m (15'11 x 12'5)
- Breakfast Kitchen**
8.28m x 2.77m (27'2 x 9'1)
- Family Room**
4.78m x 2.16m (15'8 x 7'1)
- Utility**
' x 0.99m (' x 3'3)
- Landing**

- Main Bedroom**
4.01m x 3.33m (13'2 x 10'11)
- En-suite Shower Room**
- Second Bedroom**
2.92m x 2.64m (9'7 x 8'8)
- Third Bedroom**
3.10m max x 2.41m (10'2 max x 7'11)
- Bathroom**
2.77m x 1.68m (9'1 x 5'6)
- Outside Office**
3.58m x 2.46m (11'9 x 8'1)

FLOOR PLAN:



Ground Floor

First Floor

Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io