



97 Stamford Road, Easton On The Hill
£235,000

 **NEWTON FALLOWELL**

97 Stamford Road

Easton On The Hill, Stamford

Newton Fallowell are delighted to offer for sale this charming and deceptively spacious three-bedroom terraced cottage, occupying a sought-after position within the picturesque village of Easton on the Hill. Full of character and period charm, the property enjoys countryside views to the front, generous living accommodation, a large rear garden, and is located just a short drive from the historic market town of Stamford.

The accommodation is entered via a welcoming entrance hall, leading through to an inner hall and the principal living spaces. The spacious sitting room is flooded with natural light from two front-facing windows and features an attractive open fireplace, creating a warm and inviting atmosphere. The separate dining room boasts original quarry tiled flooring and a wood-burning stove, offering the perfect setting for both everyday living and entertaining.

An open archway leads through to the fitted kitchen, which provides an excellent range of wall and base units, generous worktop space, and an integrated oven and hob. A useful rear utility hall offers plumbing for a washing machine, houses the boiler, and provides direct access to the rear garden.

To the first floor, the landing leads to three well-proportioned double bedrooms and a family bathroom fitted with a three-piece suite and shower over the bath. The principal bedroom benefits from a built-in wardrobe and feature decorative fireplace, whilst the remaining bedrooms enjoy delightful views across the surrounding countryside.

Externally, the property enjoys a partially enclosed frontage with mature privacy hedging and a pathway leading to the front door. To the rear is a generous and secure garden, predominantly laid to lawn with a patio seating area.





Entrance Hallway

14' 0" x 4' 2" (4.27m x 1.27m)

Utility

9' 2" x 4' 2" (2.79m x 1.27m)

Lounge

13' 3" x 11' 4" (4.04m x 3.45m)

Dining Room

11' 5" x 9' 9" (3.48m x 2.97m)

Bedroom One

11' 8" x 10' 11" (3.56m x 3.33m)

Bedroom Two

11' 8" x 9' 6" (3.56m x 2.90m)

Bedroom Three

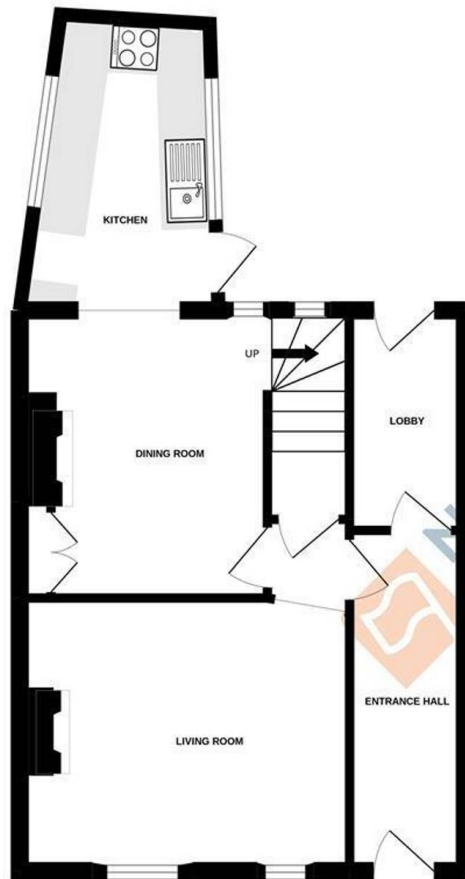
9' 6" x 8' 7" (2.90m x 2.62m)

Bathroom

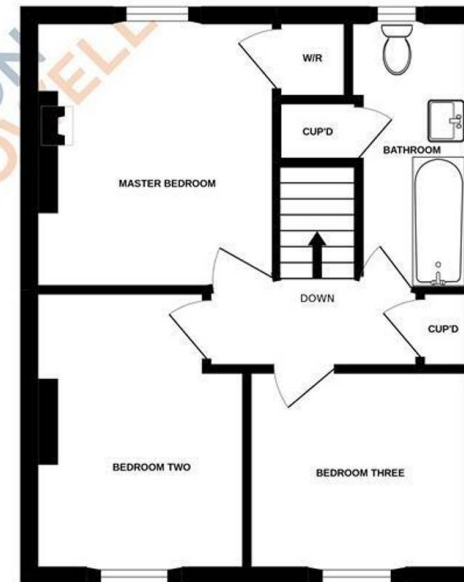
10' 11" x 4' 10" (3.33m x 1.47m)



GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Stamford

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