



West Street, Easton On The Hill
Stamford, Northamptonshire, PE9 3LS

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£335,000 Freehold

Enjoying stunning views over rolling fields is this delightful two bedroom character Cottage set within the highly regarded Village of Easton on the Hill offering, a generous reception hall, a further living room, a generous kitchen/diner, a first floor bathroom, enclosed rear garden with driveway parking and a single garage.

The property offers scope for improvement/development (STNPP) and boasts many features throughout the accommodation. On approaching the property, you pass through a stone wall leading into the private driveway with parking for 2-3 cars meeting a single garage. There is a useful outside store housing the oil fired boiler and pathway leading to the main door which is set to the rear of the property. Entering in to the home you'll be greeted by a spacious reception hall with stairs to the first floor, a useful ground floor WC and doors to the kitchen / diner and living room. The living room offers a feature fireplace and dual aspect to both the front and rear of the property. The kitchen is fitted with a range of base units, has ample space for a dining table & 6 chairs (not included), a further hallway with secondary entrance and useful pantry. To the first floor there are two double bedrooms with the scope to create a third (STBR) and a bathroom.

Outside there is mature rear garden with lawn, inset shrubs and trees and lower patio terrace enjoying views towards the Church over open fields. An early viewing is advised to avoid disappointment. NO ONWARD CHAIN



Entrance Reception

12'8 x 15'1 (18'11) (3.86m x 4.60m (5.77m))

Ground Floor WC

8'2 x 3'2 (2.49m x 0.97m)

Living Room

14'2 x 12'7 (4.32m x 3.84m)

Kitchen/Diner

15'10 x 11'6 (4.83m x 3.51m)

Rear Hall

6'7 x 4'1 (2.01m x 1.24m)

Pantry

6'2 x 4'1 (1.88m x 1.24m)

First Floor Landing

18 x 6'5 (5.49m x 1.96m)

Bedroom One

12'8 x 14'10 (12'8) (3.86m x 4.52m (3.86m))

Separate WC

5'8 x 3'2 (1.73m x 0.97m)

Bedroom Two

11'10 x 11'8 (3.61m x 3.56m)

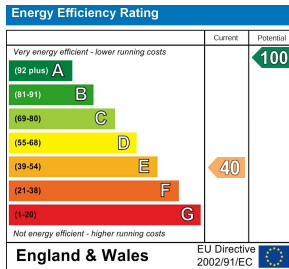
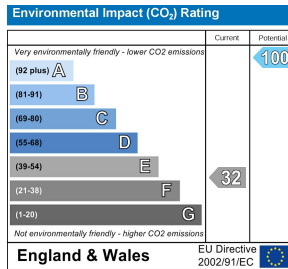
Bathroom

5'8 x 3'2 (1.73m x 0.97m)

Outside

Driveway, garage and enclosed rear garden





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NEWTON
FALLOWELL

t: 01780 754530

e: stamford@newtonfallowell.co.uk

www.newtonfallowell.co.uk

