



Westfields

Easton On The Hill, Stamford, PE9 3LY

**£350,000**

Richardson



## Westfields

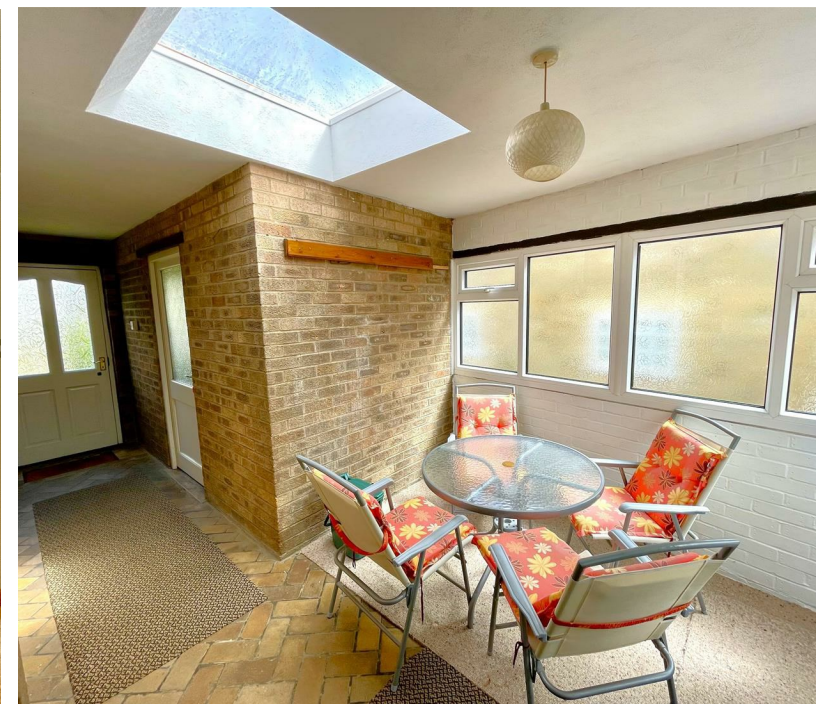
Easton On The Hill, Stamford, PE9 3LY

A detached 3 bedroomed bungalow, positioned within this highly popular village with its wide range of social activities/clubs as well as excellent village facilities, including café, public house and village hall, with the historic town of Stamford only 3 miles away. Well maintained and presented, the property is just yards from the village shop & post office and offers spacious accommodation and is ideal for those looking for a downsize move or looking for single floor living in a popular location. Approached by a good sized block paved driveway providing parking for several vehicles, and leading to the garage which has a replacement power up and over door. The hallway has useful built in cupboards and gives access to all living and bedroom accommodation. The large dual aspect living room has a living flame gas fire, and the spacious kitchen dining room has range of storage cupboards and plenty of space for a dining table. A good size useful side lobby/utility with a recently installed skylight and picture windows allows plenty of natural light and the doors gives access to both the front & rear, along with the useful store/workshop. The bungalow offers 3 bedrooms, 2 doubles with built in wardrobes/cupboards, and a good sized single. The shower room has been refitted with walk in shower. The property is set back from Westfields by a stone wall with lawns to front. An enclosed easy to manage rear garden with further lawn area, flower beds, shrubs and patio areas which have a southerly aspect. The property also has gas central heating and double glazing.

### Canopy Porch

Entrance Hall  
16'10" x 6'10" max (5.14 x 2.1 max)

Sitting Room  
12'10" x 19'10" (3.93m x 6.06m)







**Dining Kitchen**  
9'11" x 19'11" (3.03 x 6.08)

**Side lobby/utility**  
9'10" x 10'4" (3.01 x 3.17)

**Store room/workshop**  
7'4" x 10'8" (2.26 x 3.27)

**Bedroom 1**  
10'5" x 12'11" (3.18 x 3.95)

**Bedroom 2**  
9'11" x 12'11" (3.04 x 3.95)

**Bedroom 3**  
6'8" x 12'11" (2.05 x 3.95)

**Shower room**  
7'6" x 5'10" (2.3 x 1.8)

#### **External details**

Set back behind a stone wall with block paved driveway providing off road parking and leading to single garage 5.6 x 2.75. Enclosed southerly aspect rear garden, easy to maintain with patio area, lawns, flower beds and shrubs.

**Tenure**  
Freehold

**Services**  
All main services connected.

**Council Tax**  
East Northants Tax Band D

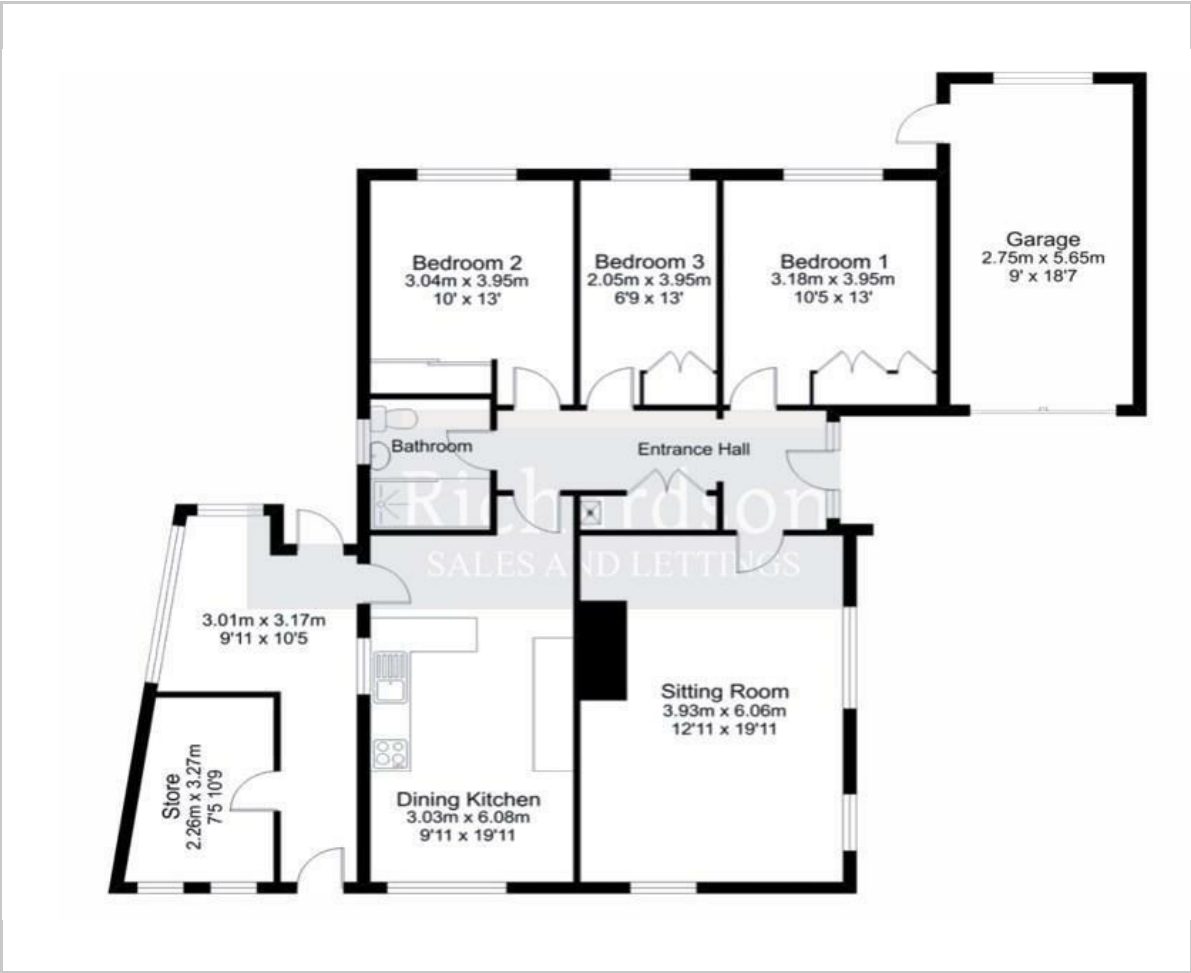
**Communications**  
According to Ofcom Ultrafast Broadband is available.  
According to Ofcom Mobile coverage outdoor is likely with O2, EE, Three & Vodafone

**Viewing**  
Strictly by telephone appointment with Richardson 01780 762433





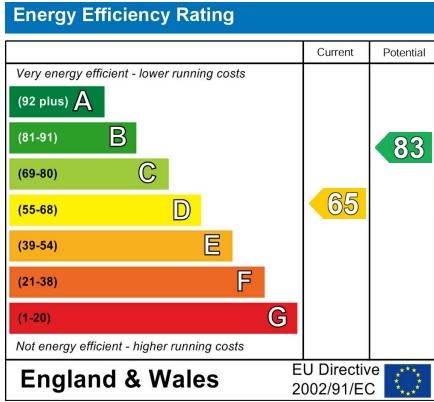
Floor Plan



Area Map



Energy Efficiency Graph



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**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

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

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

01780 762433