



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

**Price Guide £645,000**

Richardson

## The Stockyard, West Street

Easton On The Hill, Stamford, PE9 3LS

Situated within the sought after village of Easton On The Hill, The Stockyard is a superb single storey barn conversion offering well proportioned accommodation with lovely enclosed and private garden. Well presented and offered with no chain, the property also benefits from plenty of built in storage, replacement double glazing to the majority of the windows and gas central heating. A spacious reception area has built in storage and hanging cupboards with an opening to a lovely large lounge diner, which lends itself to specific lounge and dining areas with fitted gas fire in stone surround, built in dresser and French Doors to the outside and the garden. The spacious galley style kitchen has a comprehensive range of shaker style units providing ample storage and work surface with built in appliances including, ovens and induction hob, along with a dishwasher and fridge freezer. An opening to the sun room offers flexible space for sitting, dining or both, which over looks the garden with picture windows and French Doors to the outside. To the other side of the reception area is the family bathroom, 3 good sized bedrooms, all with built in recessed wardrobes and an ensuite shower room to the master bedroom. A shared gravel driveway (one other) from West Street with pull in to provide off road parking for vehicles and leading to a detached double garage with power roller door, work bench area and eave storage. Gated access to the totally enclosed private garden with summer house, paved patio areas and well kept beds. The property is offered with NO CHAIN.

### Location

Easton on the Hill is situated just under 3 miles (8 minutes) from Stamford Town Centre with excellent access to major trunk routes. It is a highly sought after village due to its wide range of facilities, including Post Office/shop, Cafe, Public House, Village Hall and Nursery school. It has many social activities and societies within the village as well as some lovely walks around the village and into Stamford.

### Entrance Hall

5'11" x 15'7" (1.81m x 4.76m)

### Lounge diner

21'10" x 18'1" (6.68m x 5.52m)





**Kitchen**  
18'2" x 8'10" (5.55m x 2.71m)

**Breakfast/sun room**  
8'8" x 11'1" (2.66m x 3.38m)

**Bedroom**  
9'6" x 9'2" (2.9m x 2.81m)

**Bedroom**  
12'10" x 9'8" (3.92m x 2.96m)

**Master bedroom**  
18'5" x 10'0" (5.63m x 3.05m)

**Ensuite shower room**  
6'10" x 6'0" (2.1m x 1.85m)

**Bathroom**

**External details**

The property is approached by the gravel driveway with pull in to provide off road parking for vehicles and leads to a detached double garage with power roller door, eave storage and work bench storage cupboards. The garden is enclosed by stone walls to three sides and wrought iron fencing with gated access. The garden is predominantly laid to lawn with mature shrubs to the perimeter, summer house and patio areas accessed from the French Doors from both the breakfast/sun room and the lounge diner.

**Tenure**  
Freehold

**Services**  
All main services connected with Gas central heating (Combination Boiler)

**Council Tax**  
East Northants District Council Tax Band E

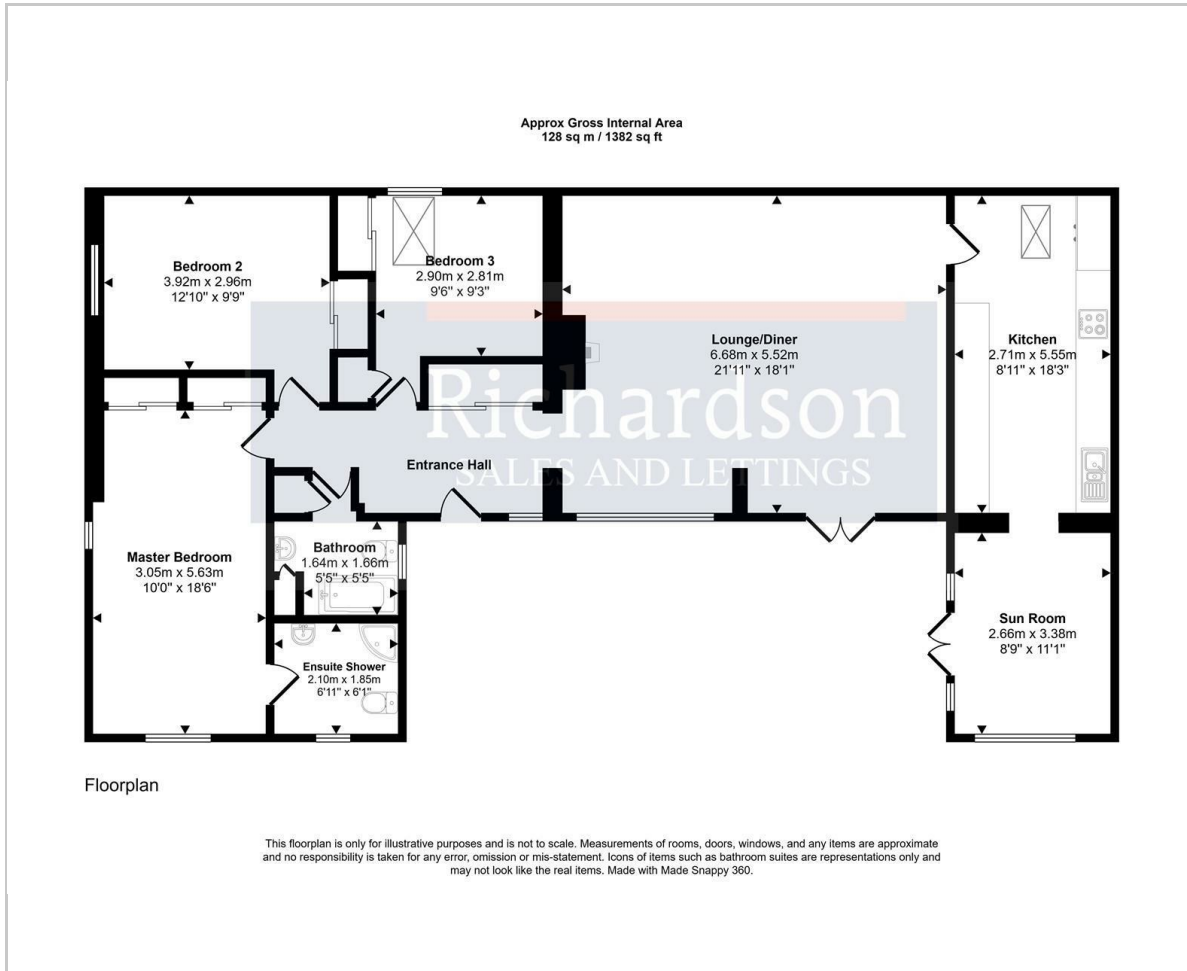
**Communication**  
According to Ofcom: Ultrafast Broadband is available  
According to Ofcom: Mobile coverage outdoor coverage is likely with, O2, EE, Three & Vodafone

**Agents Notes**  
The property is with the Conservation Area but is Not Listed

**Viewing**  
Telephone appointment with Richardson  
post@richardsonsurveyors.co.uk



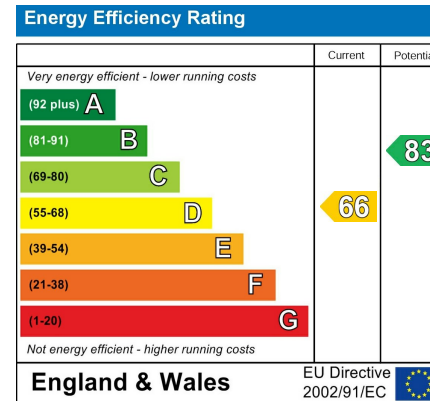
## Floor Plan



## Area Map



## Energy Efficiency Graph



**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**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**