

## 38 Stamford Road, Easton On The Hill, Stamford, Northamptonshire, PE9 3NU

This spacious and greatly improved extended family home comes with a stunning open plan living kitchen as well as three additional reception rooms and five/six bedrooms. The character stone property provides flexible living accommodation set on a good sized plot that has parking and a double garage with planning permission, as well as a beautiful patio and lawn garden.

The accommodation comprises: - Lounge, dining room, reading room, open plan kitchen living space, utility room, cloakroom, landing, Main bedroom with en-suite, five further bedrooms with the sixth bedroom being used as a study and a stylish family bathroom.

The property comes with gas fired central heating, exposed stone walls, a wood burner in the lounge and pleasant views to both the front and rear. Easton-on-the-Hill provides many village amenities as well as easy access to Stamford, the A1 and local countryside.

Viewing is highly recommended in order to appreciate the level and character of accommodation on offer.

NO CHAIN  
**Guide Price £725,000 Freehold**

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

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

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.

- Character extended cottage
- Three reception rooms
- Gas fired central heating
- Impressive plot
- Council Tax Band - G, EPC - D

- Open plan living kitchen space
- Six bedrooms
- Easy access to Stamford and A1
- Off street parking & double garage with planning permission
- NO CHAIN



### ACCOMMODATION:

**Lounge**  
6.07m x 3.94m (19'11 x 12'11)

**Dining Room**  
4.24m x 3.12m (13'11 x 10'3)

**Open Plan Kitchen/Living Space**  
6.68m x 6.25m (21'11 x 20'6)

**Utility**  
4.17m x 1.75m (13'8 x 5'9)

**Cloakroom**  
1.68m x 0.97m (5'6 x 3'2)

**Reading Room**  
4.65m x 3.94m (15'3 x 12'11)

**Landing**

**Main Bedroom**  
5.36m max, 3.48m min x 3.68m (17'7 max, 11'5 min x 12'1)

**En-suite**  
2.34m x 1.60m (7'8 x 5'3)

**Bedroom Two**  
3.38m x 2.84m (11'1 x 9'4)

**Bedroom Three**  
3.38m x 2.67m (11'1 x 8'9)

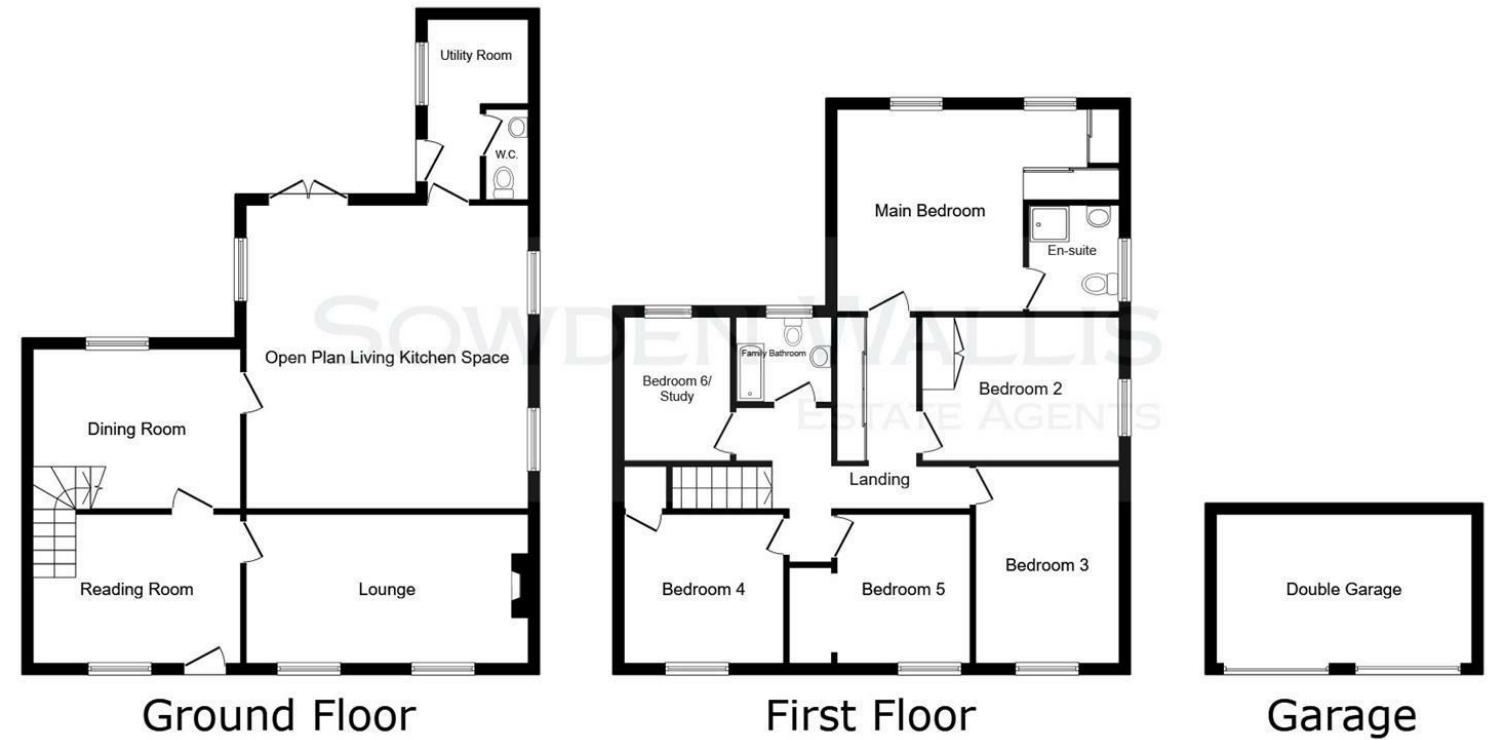
**Bedroom Four**  
4.32m x 2.77m (14'2 x 9'1)

**Bedroom Five**  
4.29m x 3.78m (14'1 x 12'5)

**Bedroom Six/Study**  
3.12m x 2.24m (10'3 x 7'4)

**Family Bathroom**  
2.13m x 1.98m (7' x 6'6)

### FLOOR PLAN:



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](http://www.Propertybox.io)