

## 44 Church Street, Easton On The Hill, Stamford, Northamptonshire, PE9 3LL

Set in a beautiful location with church views, this charming and refurbished stone home has been finished to a high standard by the current owners and comes with a stunning open plan kitchen dining room that has a lantern style roof light and large sliding glass doors. The property comes with three bedrooms, a bathroom and shower room as well as a generous sitting room.

The accommodation comprise: - Entrance hall, sitting room, open plan kitchen diner, utility, bathroom, landing, three bedrooms and a shower room.

To the rear of the property is a well presented courtyard garden that leads to a single garage whilst there is also an additional side outside space.

There is easy access to the local countryside, public footpaths that lead into Stamford, two public houses and a village shop.

NO CHAIN

**Guide Price £595,000 Freehold**

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          | <b>83</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>58</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 |           |
| 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.



- Stunning character home
- Stylish open plan kitchen diner with bi-fold doors
- Bathroom & a shower room
- Single garage
- Grade II Listed, Council Tax Band - F
- Finished to a high standard throughout
- Three bedrooms
- Church views & easy access to the local countryside
- Well presented courtyard garden
- NO CHAIN



**ACCOMMODATION:**

**Entrance Hall**

**Sitting Room**

5.31m x 4.11m (17'5 x 13'6)

**Dining Area**

5.36m x 4.52m max, 2.44m (17'7 x 14'10 max, 8')

**Kitchen Area**

5.82m into fitted units x 2.79m (19'1 into fitted units x 9'2)

**Utility**

3.07m x 1.70m (10'1 x 5'7)

**Bathroom**

2.74m x 1.70m (9' x 5'7)

**Landing**

**Principal Bedroom**

3.91m x 2.90m (12'10 x 9'6)

**Bedroom Two**

4.34m x 2.29m (14'3 x 7'6)

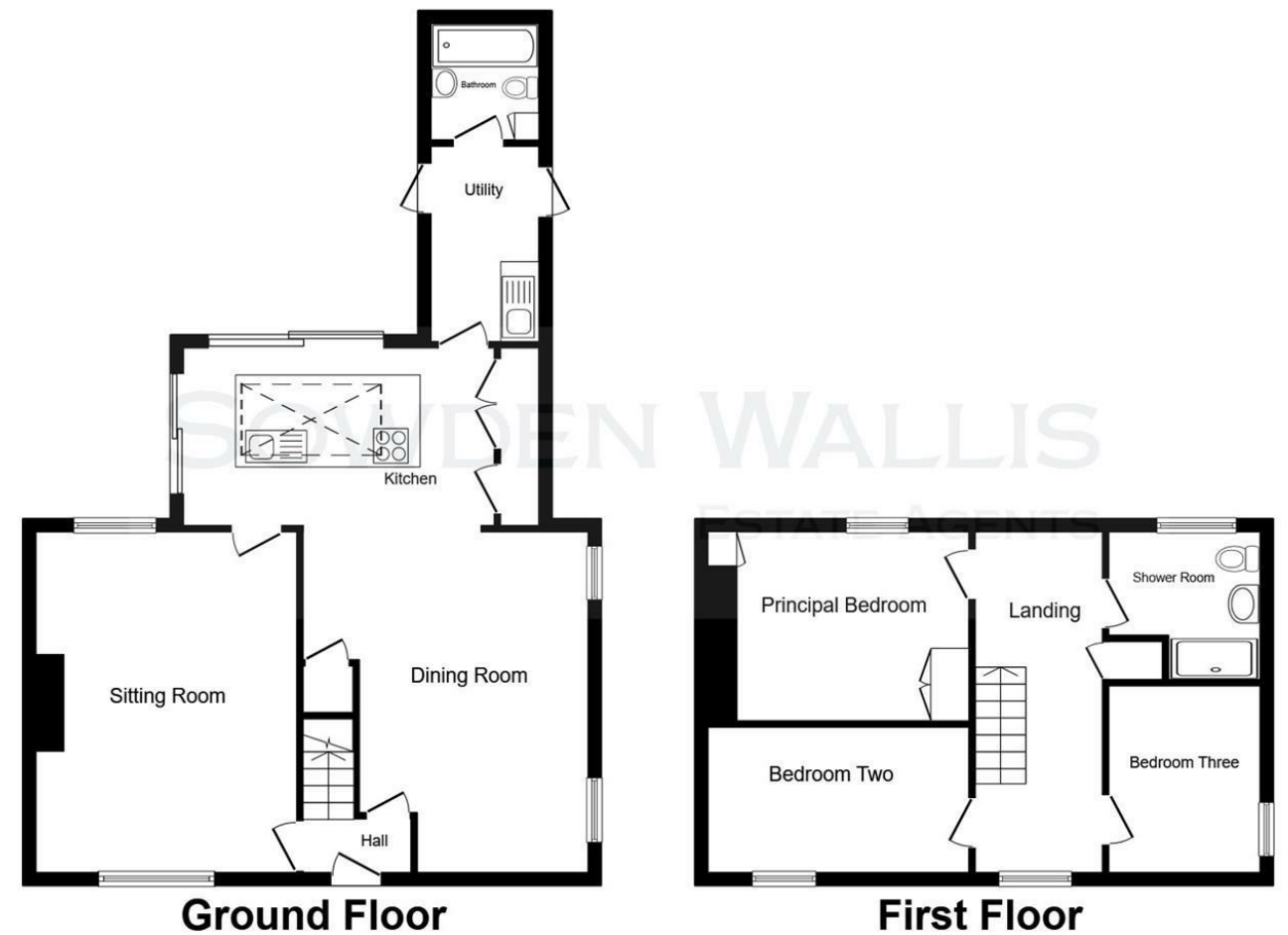
**Bedroom Three**

2.87m x 2.39m (9'5 x 7'10)

**Shower Room**

2.31m x 2.26m (7'7 x 7'5)

**FLOOR PLAN:**



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox