



**nest**  
ESTATES



**Stamford Road, Easton On The Hill**

Stamford, PE9 3PA

**£450,000**



# SUMMARY

- Renovated Three Bedroom Character Home
- Extended
- Open Plan Kitchen Living Dining Space
- Living Room
- Downstairs WC & Family Bathroom
- Off Road Parking
- Courtyard Patio To Side & Rear
- Off Road Parking















This beautifully presented three-bedroom character home offers generous living space and a thoughtfully designed layout. The ground floor showcases a stunning open-plan kitchen, living, and dining area, complete with a bright sun room—perfect for family life and entertaining. A separate living room with patio doors opens directly onto the private rear courtyard, and a convenient downstairs WC completes the ground-floor accommodation. Upstairs, you'll find a stylish family bathroom and three well-proportioned bedrooms.

Externally, the property boasts extensive front parking and a substantial south-facing front garden, along with a secluded patio courtyard to the rear and side.

The home has been extensively updated, including a substantial kitchen extension, full electrical rewire, new contemporary kitchen with integrated appliances, new bathroom and downstairs WC, recessed ceiling spotlights, fresh plastering throughout, a new front door, upgraded radiators, and professionally landscaped gardens.

Location...

Easton On The Hill benefits from two public houses, a nursery, village shop and post office. Easton On The Hill is only a very short drive away from Stamford. The historic market town of Stamford with many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits.

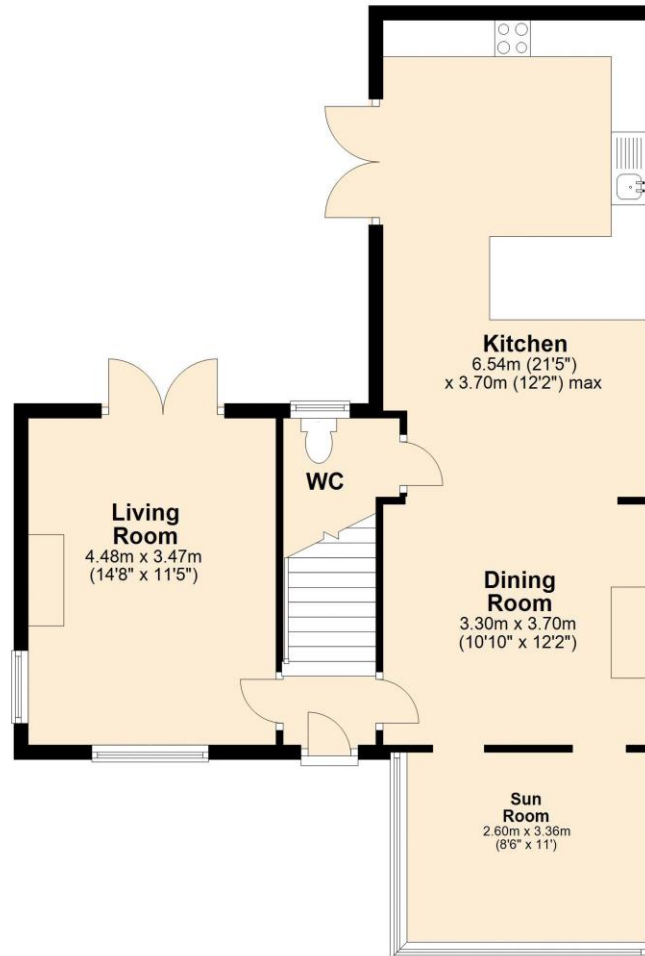
Not only benefiting from excellent primary & secondary schools near by, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market towns such as Bourne, Market Deeping and Oakham. High speed trains from Peterborough (only 15 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter. The A1 road is only 1 mile away.

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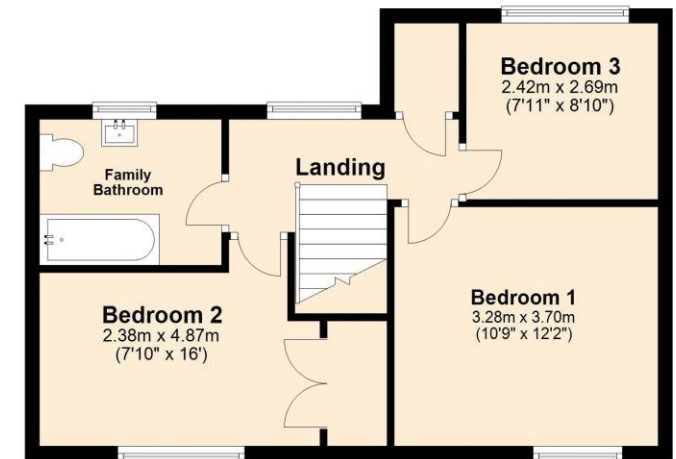
### Ground Floor

Approx. 68.2 sq. metres (733.6 sq. feet)



### First Floor

Approx. 43.8 sq. metres (471.0 sq. feet)



Total area: approx. 111.9 sq. metres (1204.6 sq. feet)

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