



The Nook Stonely Road, Easton

In Excess of £275,000

 **Oliver James**
Property Sales & Lettings



The Nook Stonely Road

Easton, Huntingdon

A unique opportunity to acquire a bungalow situated in an idyllic village location, in a non estate position. The property is offered with no forward chain.

Council Tax band: C

Tenure: Freehold

- Unique detached bungalow.
- Two bedrooms (Second bedroom currently used as a dining room)
- The Gross Internal Floor Area is approximately 728 sq/ft / 67 sq/metres.
- Driveway parking for numerous vehicles.
- Requiring some modernisation and updating.
- Easy access onto the A14 road network.
- Countryside village location.
- The Property is sold with no forward chain.
- EPC: F.





INTRODUCTION

A unique opportunity to acquire a bungalow situated in an idyllic village location, in a non estate position. The property requires some updating however presents an opportunity to tailor the accommodation and presentation to suit requirements. To the front of the property is a well proportioned, double aspect living room with the main bedroom also overlooking the front of the property. The second bedroom is currently being used as a dining room and leads out to the extended UPVC conservatory, with a bathroom and kitchen making up the rest of the accommodation. Externally is a private garden and driveway parking to the side.

LOCATION

A host of village events are held at the church and its community room including the ever popular big breakfast and nearby to the property is a park where children can play. There are splendid, safe walks in the area, particularly to the delightful villages of Ellington or Spaldwick, which can be reached in about 30 mins on foot or you can walk part of the Three Shire Way which passes through the village to take you to Grafham water. The local public house is The George in Spaldwick, a beautiful and historic former coaching inn renowned for its welcoming atmosphere. There is so much to do in the area with Grafham Water close by for sailing and windsurfing, and Hinchingsbrooke Park, Huntingdon, where every Saturday morning families can take part in the 'Parkrun' Local schooling includes the primary school at Spaldwick and Hinchingsbrooke secondary school in Huntingdon. The nearby independent school in Kimbolton.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		36	83
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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