

# Richardson

LETTINGS SPECIALISTS

1 Westfields  
Easton On The Hill  
Stamford  
PE9 3LY

**TO LET**

**£895 PCMX**



- 3 Bedrooms
- Utility Room
- Front and Rear Gardens
- Minimum 1 Year Term
- Shower Room
- Single Garage
- No Pets
- Available Part Furnished if Required

Sheep Market, Stamford, Lincs, PE9 2RB



[www.richardsonstateagents.co.uk](http://www.richardsonstateagents.co.uk)

**01780 762433**

## LOCATION

Easton on the Hill is an attractive and sought after village approximately 2 miles to the south west of Stamford. It has a very good range of facilities with shop/post office, pre-school and junior school, public houses, village hall, bowls and cricket clubs and church. It also has The Priest House which is a National Trust property. There are excellent walks in and around the village with Wothorpe Wood near by and different walks into Stamford.

Communications are excellent with the village lying north of the A43 Stamford/Kettering road, approximately 1.5 miles west of the A1 trunk road. There is good access to the nearby towns of Stamford, Peterborough, Kettering, Uppingham and Grantham. Intercity train services are available from Peterborough and Kettering and there is a railway station at Stamford for local and cross country routes.

## DESCRIPTION

1 Westfields is approached via a gated block paved driveway or a gated pathway. A three bedroom detached bungalow with double glazing and gas central heating, the property briefly comprises entrance hallway, large living room, kitchen/diner, utility area, rear hallway, store room/workshop, 3 bedrooms, shower room, front and rear gardens, single garage and driveway and is available part-furnished if required.

### **ENTRANCE HALL 16'9" x 6'9" (5.11 x 2.08)**

Carpeted with storage cupboard, coat cupboard and radiator.

### **LIVING ROOM 19'10" x 12'11" (6.05 x 3.94)**

Carpeted with radiator and coal effect gas fire with stone hearth. Dual aspect windows.

### **KITCHEN/DINER 20'0" x 9'10" (6.10 x 3.00)**

Cooker with extractor over, fridge, range of eye level and base units

### **BEDROOM ONE 12'11" x 10'5" (3.94 x 3.18)**

Wood effect vinyl flooring with built-in wardrobe, window to rear.

### **BEDROOM TWO 12'11" x 9'10" (3.94 x 3.02)**

Carpeted, with built-in wardrobe and window to rear.

### **BEDROOM THREE 10'7" x 6'11" (3.25 x 2.11)**

Carpeted, window to rear.

### **SHOWER ROOM 7'6" x 5'10" (2.29 x 1.8)**

Double walk-in shower, wc and wash hand basin.

### **UTILITY 10'9" x 9'3" (3.3 x 2.82)**

With doors to front and rear garden. Plumbing for washer and dryer.

### **STORE ROOM/WORKSHOP 10'7" x 6'9" (3.25 x 2.08)**

With shelving.

### **GARAGE 18'6" x 8'11" (5.64 x 2.74)**

With door to rear garden.

## OUTSIDE

To the front of the property is a block paved driveway, path and garden. The property can be accessed via the pathway to the utility area or from the driveway to the entrance hall.

The rear garden has a pathway to the side and rear of the house. There is a small patio area laid to lawn with flower beds. There is a door to the rear of the garage.

## TENURE

The property is available on an Assured Shorthold tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

## SERVICES

Mains water, electricity, gas and sewerage are connected.

## RENT

The rent is payable monthly in advance by standing order.

## DEPOSIT

Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

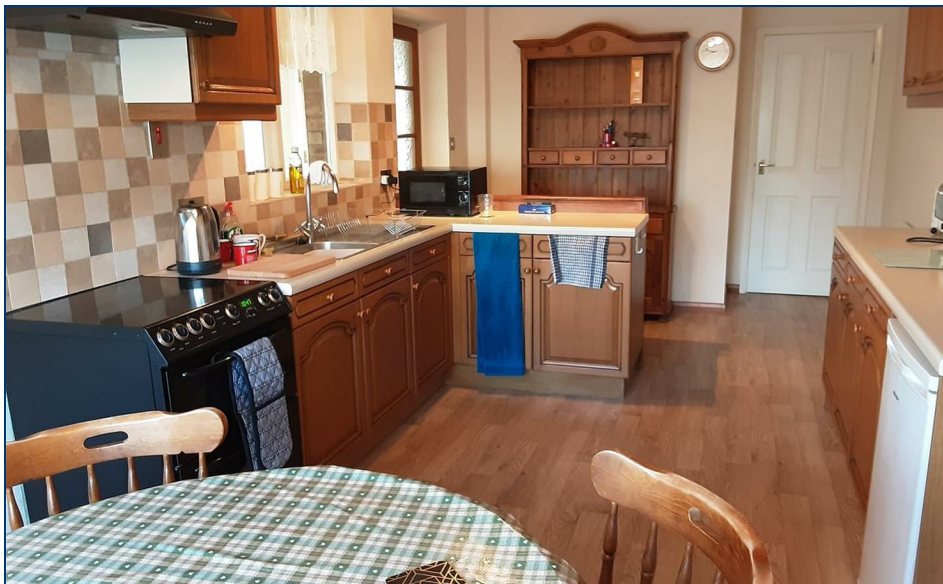
## COUNCIL TAX

We understand from the Valuation Office Agency website that the property has a Council Tax Band D.

## VIEWING

All viewings are strictly by appointment through Richardson on 01780 758000.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	





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