



1 Westfields

Easton On The Hill, Stamford, PE9 3LY

**£310,000**

Richardson



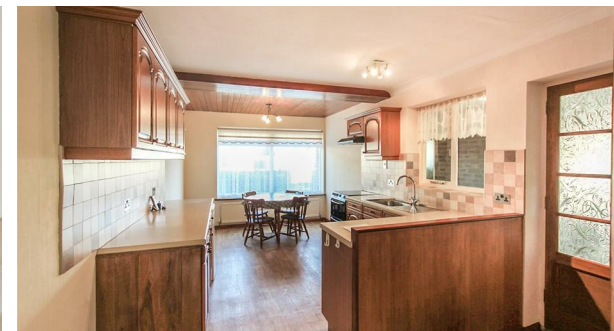
## 1 Westfields

Easton On The Hill, Stamford,  
PE9 3LY

Positioned within this highly popular village with its wide range of facilities and easy access to Stamford, this detached bungalow is offered with NO CHAIN. Just a few yards away from the post office/store, the property offers spacious accommodation and is approached by a good sized block paved driveway providing parking for several vehicles and leading to the garage. The hallway has useful built in cupboards and gives access to all living and bedroom accommodation. The large dual aspect living room has a living flame gas fire, and the spacious kitchen dining room has range of storage cupboards and space for dining table. The large side lobby/utility with doors gives access to both the front & rear, along with the useful store/workshop. The bungalow offers 3 bedrooms, 2 doubles with built in wardrobes/cupboards, and a good sized single. The shower room has been refitted with walk in shower. The property is set back from Westfields by a stone wall with lawns to front. An enclosed easy to manage rear garden with further lawn area, patio, flower beds, shrubs patio area which has a southerly aspect. The property also has gas central heating and double glazing.

Canopy Porch

Entrance Hall  
16'10" x 6'10" max (5.14 x 2.1 max)







**Sitting Room**  
12'10" x 19'10" (3.93m x 6.06m)

**Dining Kitchen**  
9'11" x 19'11" (3.03 x 6.08)

**Side lobby/utility**  
9'10" x 10'4" (3.01 x 3.17)

**Store room/workshop**  
7'4" x 10'8" (2.26 x 3.27)

**Bedroom 1**  
10'5" x 12'11" (3.18 x 3.95)

**Bedroom 2**  
9'11" x 12'11" (3.04 x 3.95)

**Bedroom 3**  
6'8" x 12'11" (2.05 x 3.95)

**Shower room**  
7'6" x 5'10" (2.3 x 1.8)

#### External details

Set back behind a stone wall with block paved driveway providing off road parking and leading to single garage 5.6 x 2.75. Enclosed southerly aspect rear garden, easy to maintain with patio area lawns, flower beds and shrubs.

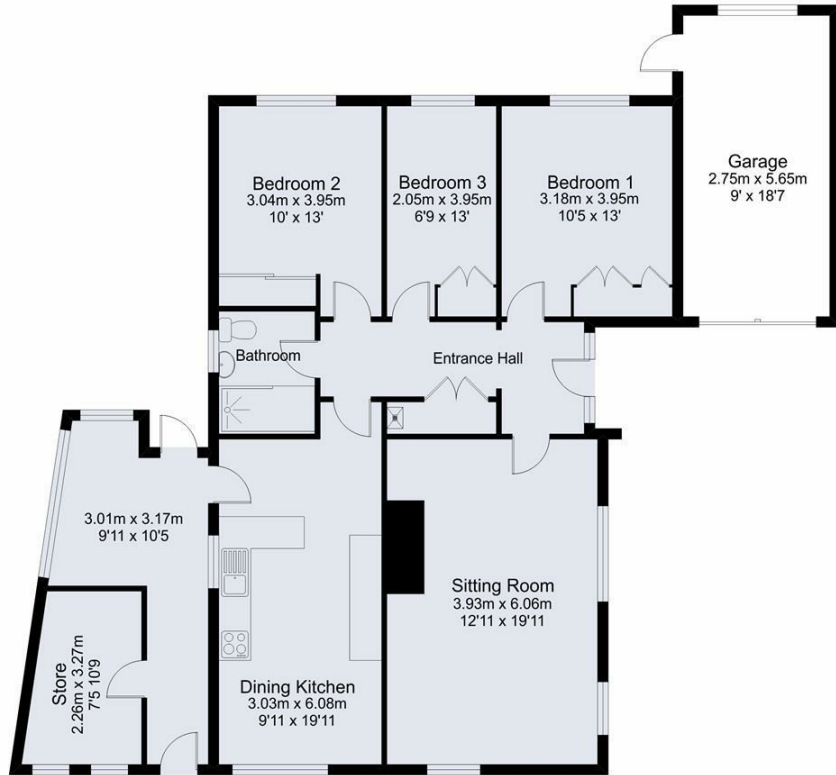
#### Viewing

Strictly by telephone appointment with Richardson 01780 762433





## Floor Plan

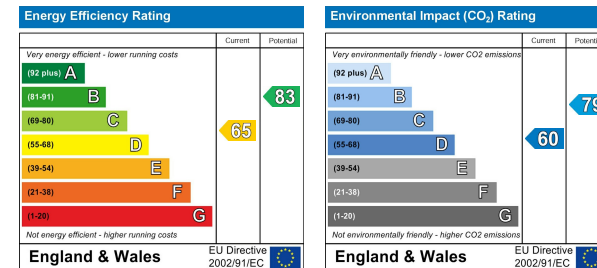


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## Area Map



## Energy Efficiency Graph



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**Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB**

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