

*4 Orchard Way  
Easton On The Hill  
Stamford, Lincs  
PE9 3LU*

**GUIDE PRICE: £205,000 Freehold**



**DESCRIPTION:**

Well-situated detached bungalow in a small cul de sac on the edge of the village. The property has a spacious Lounge Diner, 3 bedrooms, kitchen and refitted bathroom and has the benefit of gas fired central heating and modern UPVC sealed unit double glazing. To the side is a garage with ample parking on the driveway and there are gardens to the front and rear.

**LOCATION:** Easton on the Hill is approx 2 miles from Stamford on the A43 with easy access to Peterborough and the A1.

**AMENITIES:** Good village amenities including Shop/Post Office, Primary School, 2 Pubs, Church, Sports Field, etc. Full range of shops and services in Stamford.

**ACCOMMODATION:**

**GROUND FLOOR:**

**Hall:** Radiator. Telephone point. Small built in cupboard. Access to:  
**Loft:** Boarded to centre with ladder and light, well insulated. Vaillant gas combi boiler with frost stat.

**Lounge:** (12'0" x 15'8")  
 2 Radiators. Tiled fireplace with fitted gas fire. Built in bookshelves

**Kitchen:** (9'6" x 12'2")  
 Radiator. Range of units to 2 walls with inset stainless steel sink. Plumbing for washing machine. Space for cooker and fridge freezer. . UPVC door to rear. Built in cupboard with shelving. Pantry cupboard.

**Bedroom 2:** (12'0" x 9'3")  
 Radiator and built in wardrobe.

**Bedroom 1:** (12'6 x 11'10)  
 Radiator. Recess for wardrobe.

**Bedroom 3:** (9'1" x 13'4")  
 Radiator.

**Bathroom:** (6'0" x 8'4")  
 White suite comprising panelled bath with mixer tap for shower over, pedestal basin, WC. Radiator.

**Conservatory/porch:** Refuse cupboard. Side gate to drive.

**Garage:** (8'9" x 17'5") up and over door.

**OUTSIDE:**

**Rear garden:** Laid to lawn with flower borders and enjoying privacy.

**Front garden:** Lawn and borders, gravelled drive with parking space for 3 cars.

**SERVICES:** Mains gas, electric, water and drainage are connected. None of the services, heating systems or equipment has been tested by the Vendors or the selling agents and purchasers should satisfy themselves as to their condition and suitability.

**CENTRAL HEATING:** Gas boiler to radiators.

**DOUBLE GLAZING:** UPVC double glazing

**COUNCIL TAX:** Band D (2010/2011) £1381.07 payable to East Northamptonshire Council.

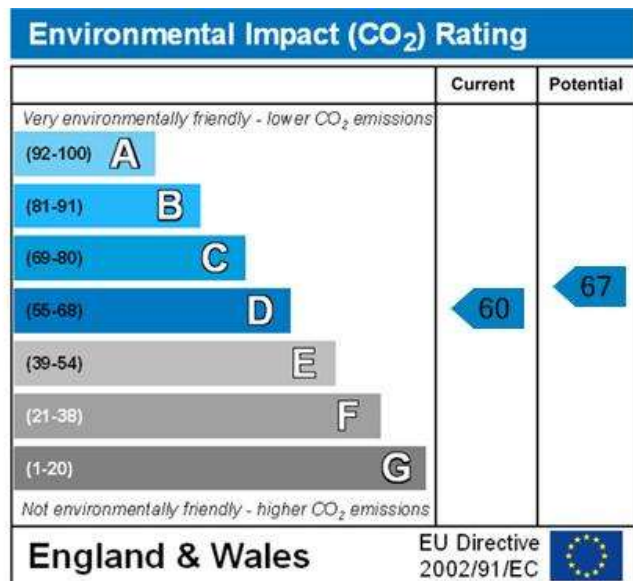
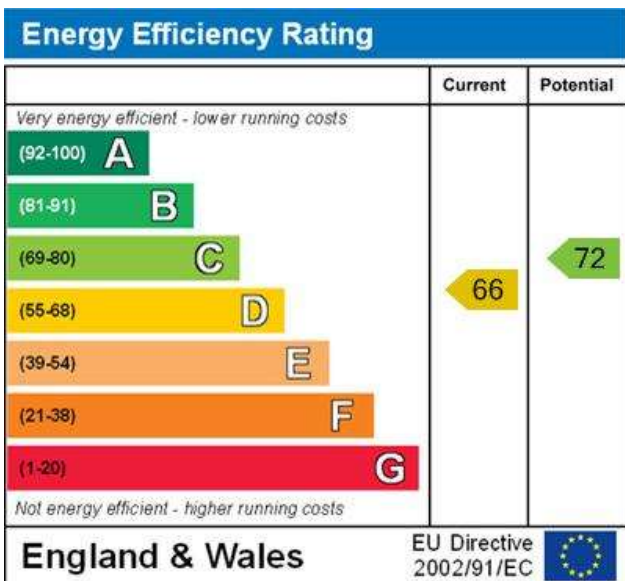
**DIRECTIONS:** From Stamford take the A43 west along Kettering Road passing under the A1 to Easton on the Hill. Take the fourth right turn into Porters Lane (just before The Oak pub), continue along Porters Lane leading into West Street, Orchard Way is at the bottom on the left, the property is on the right.

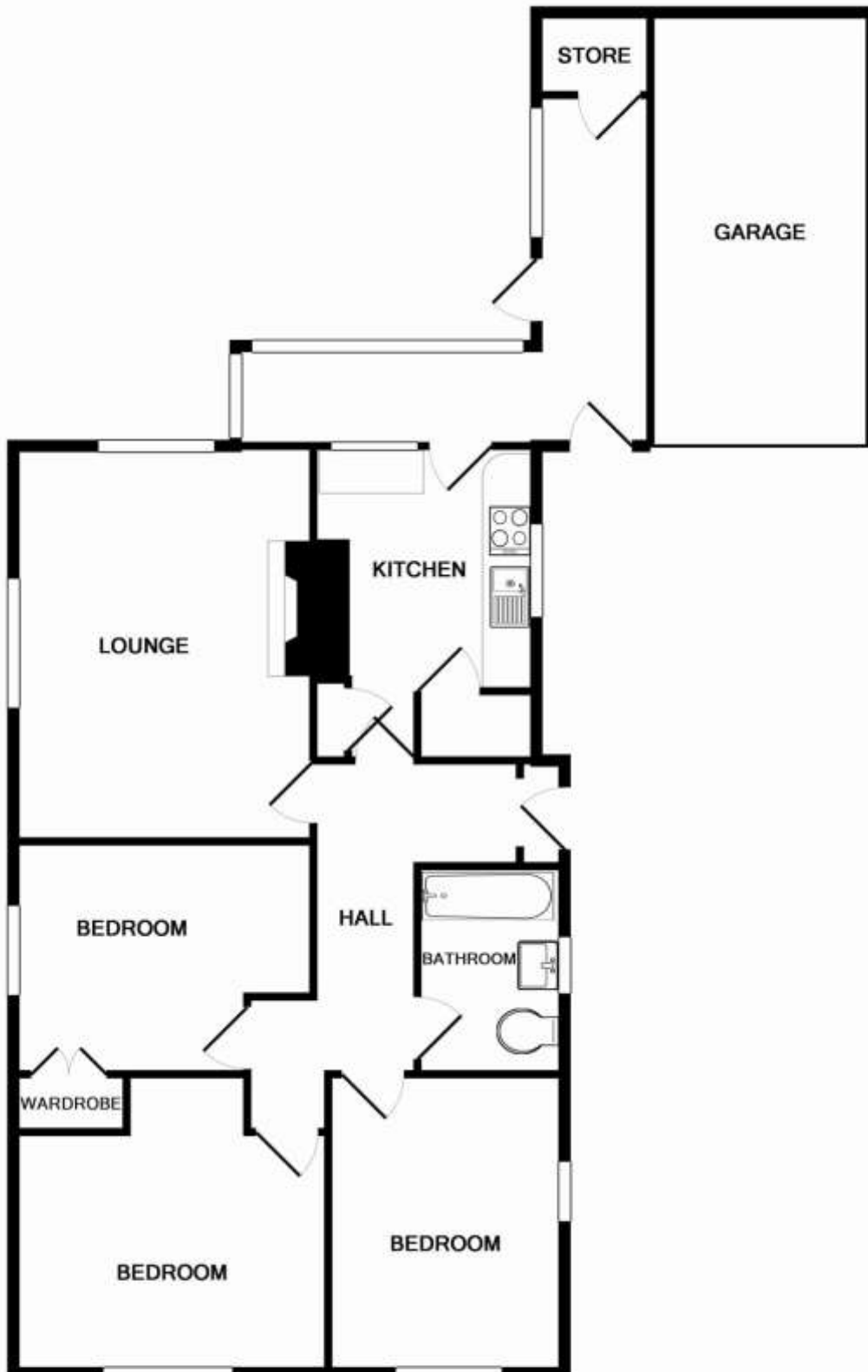
**INSPECTION:** Easily arranged by prior appointment through Paul Johnson Property Consultants. If you are travelling a long distance, please telephone before departure to ensure the property is still available.

**INTERESTED?:** All offers and negotiations to be conducted through Paul Johnson Property Consultants, subject to contract.

**MORTGAGES:** Available through Paul Johnson Property Consultants, subject to status. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Ref 2879 150610

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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