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40 Stamford Road, Easton On The Hill – PE9 3NU

Stamford

In Excess of **£350,000**

40 Stamford Road

Easton On The Hill, Stamford

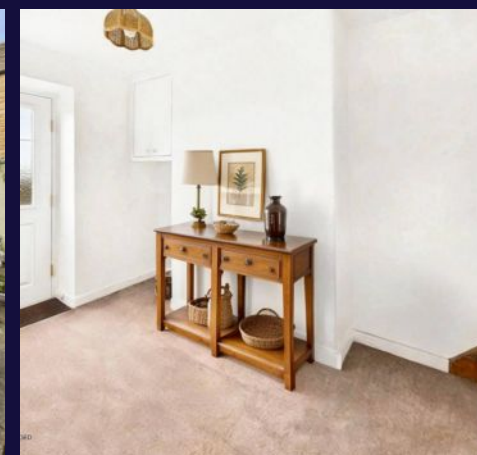
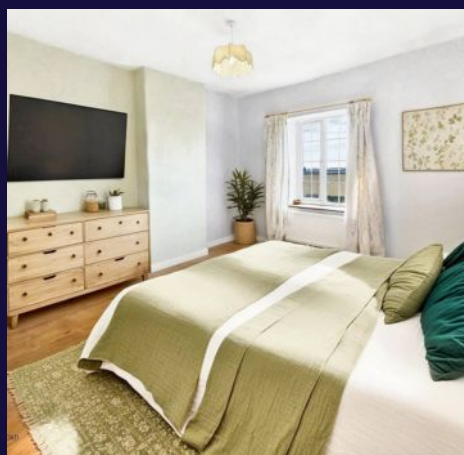
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Book a viewing online by visiting the Eastaway Property website. | [EASTAWAY.CO.UK](https://www.eastaway.co.uk)
- Stunning countryside views from the front of the property
- Plenty of potential to modernise and add your own style
- Collyweston roof with maintenance completed in 2020
- Characterful stone-built garden store and a separate outhouse – ideal for a home office conversion
- Light-filled living and dining rooms with plenty of space for entertaining
- Mature, enclosed garden with lawn, patio seating areas, and established planting



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40 Stamford Road, Easton on the Hill

Set along Stamford Road in Easton on the Hill, this handsome Georgian stone-built cottage has been loved and maintained by the same family for over 50 years. Now, it's ready for a new chapter—a home that is perfectly charming as it stands but offers an exciting opportunity for its next owner to add their own style.

Inside, the spacious rooms give a real sense of light and space. The living room is bright and inviting, with large windows that fill the room with natural light. The separate dining room looks out onto the garden, creating the perfect setting for family meals or entertaining. The kitchen is functional and ready to use but offers plenty of potential for modernisation to suit contemporary tastes.

Upstairs, you'll find three well-sized double bedrooms, all offering comfortable living space. The large family bathroom serves all bedrooms, providing plenty of room to create a luxurious retreat.

Outside, the enclosed rear garden is a peaceful space, featuring a mix of lawn, mature planting, and a patio—ideal for relaxing with a morning coffee or summer evening drinks. The stone-built garden store and separate outhouse add charm and offer fantastic potential, whether for extra storage, a workshop, or even a stylish garden office.

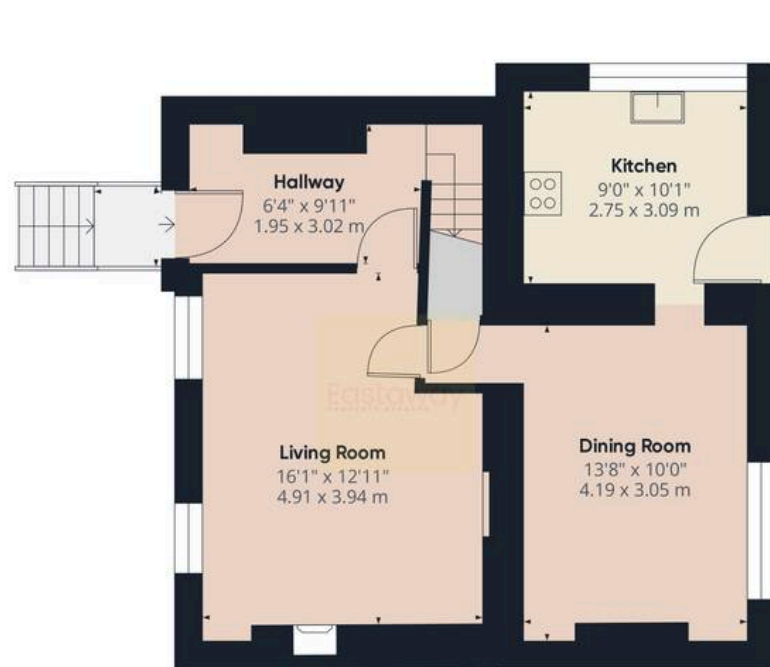
Easton on the Hill is a welcoming village community with a pub, café, local shop, and playing fields nearby. With Stamford just a short distance away, you get the best of both worlds; peaceful village charm with easy access to town. Regular buses run into Stamford, and for those who love the outdoors, scenic walks lead straight into the heart of town.

With no onward chain, this is a fantastic opportunity to secure a characterful home with potential in a sought-after location. Whether you're looking for a forever home in a property to put your own stamp on, this Georgian cottage is ready to welcome its next owner. Book a viewing today—we'd love to show you around!





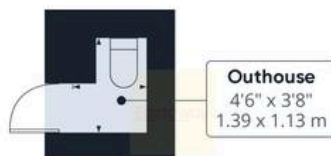




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1045.83 ft²
97.16 m²

Balconies and terraces

24.54 ft²
2.28 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Book a viewing by scanning the QR code or visiting eastaway.co.uk

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