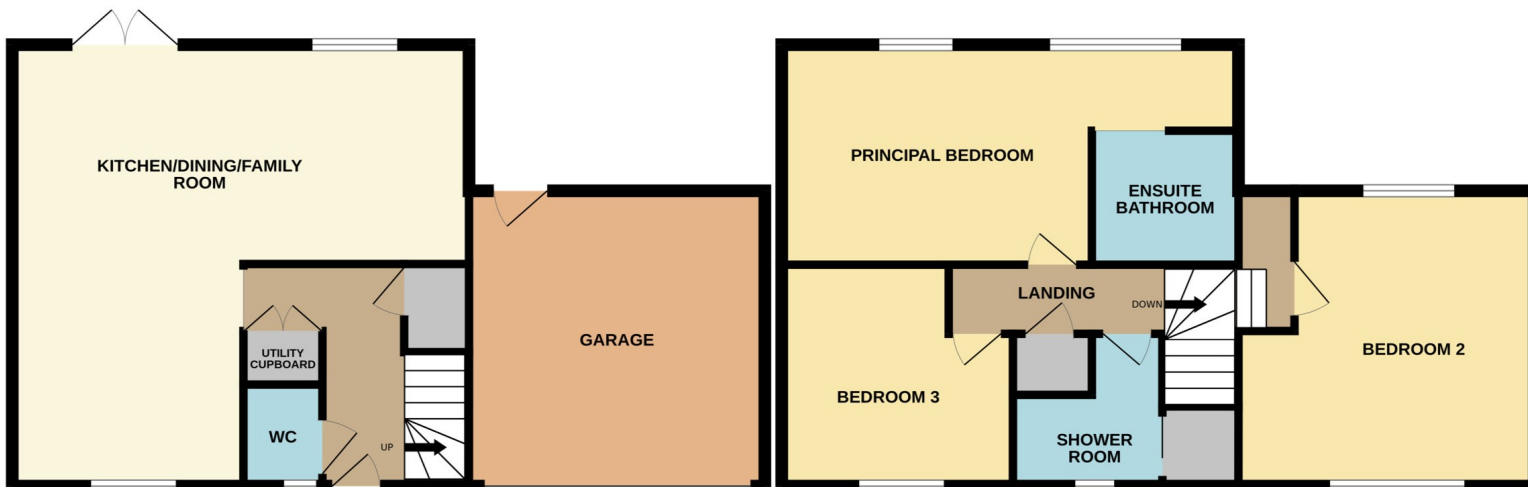




12 The Brambles, EASTON ON THE HILL PE9 3NJ

£325,000



*** EXTENDED PROPERTY IN EASTON ON THE HILL *** Exceptionally presented, this three bedroom home is set in a quiet cul-de-sac with easy access to Stamford, and transport links. The property offers a welcoming entrance hall with downstairs cloakroom, and an impressive open-plan kitchen/dining/living space. The modern kitchen is fitted with granite worktops, integrated dishwasher, and fridge/freezer, while the dining area features French doors opening onto the rear garden. Upstairs, there are three generous bedrooms, including a principal bedroom with walk-in en-suite bathroom, and a contemporary family shower room. Outside, the home benefits from a block paved driveway providing ample off road parking, a double garage, and an enclosed rear garden. EPC Energy Rating C / Council Tax Band B. "

ENTRANCE HALL

Oak staircase to first floor accommodation with cupboard under, tiled flooring with underfloor heating, double fronted storage cupboard housing plumbing for washing machine, and spotlights to the ceiling.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising concealed cistern WC and floating vanity wash hand basin. Partly tiled with underfloor heating and UPVC window to the front.

KITCHEN

9' 7" x 10' 8" (2.92m x 3.25m) Approx. Fitted with a range of eye level and base units with granite worktops over, and breakfast bar. Undermount sink with inset drainer and stainless steel mixer tap over. Oven, induction hob with extractor hood over. Integrated fridge/freezer and dishwasher. Spotlights, tiled flooring with underfloor heating and UPVC window to front.

LOUNGE/DINER

21' 2" x 10' 2" (6.45m x 3.10m) (Approx) UPVC window to the rear and french door to rear, spotlights to the ceiling, tiled flooring with underfloor heating.

LANDING

Spotlights to the ceiling.

PRINCIPAL BEDROOM

4.41m x 3.17m (14' 6" x 10' 5") (Approx) Two UPVC windows to the rear, spotlights to the ceiling, wall sconces and underfloor heating.

EN-SUITE BATHROOM

Fitted with a three piece suite comprising bath, concealed cistern WC and floating bowl sink. Partly tiled, tiled flooring with underfloor heating, heated towel rail and spotlights to the ceiling.

BEDROOM TWO

4.22m max x 3.87m max (13' 10" x 12' 8"), 2.99m min x 2.21m min (9' 10" x 7' 3") (Approx) Vaulted ceiling, wall sconces, two storage heaters, UPVC windows to the front and to the rear.

BEDROOM THREE

3.29m max x 3.15m max (10' 10" x 10' 4"), 2.16m min x 2.22m min (7' 1" x 7' 3") (Approx) Loft access, wall sconces, underfloor heating and UPVC window to the front.

SHOWER ROOM

Fitted with a three piece suite comprising walk-in oversized shower with glass screen, vanity wash hand basin and low level WC. Airing cupboard, partly tiled, tiled flooring with underfloor heating, spotlights to the ceiling and UPVC window to the front.

OUTSIDE

To the front, the property benefits from ample off road parking on a block paved driveway leading to the garage, with a ramp providing easy access to the front door. A partial fence encloses one side of the frontage.

To the rear, the garden is enclosed by timber fencing and features a lawn with mature hedging and shrubbery. A paved patio offers space for outdoor seating, with a pathway extending to a useful storage shed at the bottom of the garden

DOUBLE GARAGE

The garage is fitted with an electric door, lighting, and power, and also benefits from plumbing for a washing machine. A personnel door provides convenient access from the rear garden.

AGENT NOTES

Please note the property has solar panels.

AGENT NOTE

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



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		
England, Scotland & Wales	EU Directive 2002/91/EC	