



2 Newtown, Easton On The Hill - PE9 3NR

Offers Over £375,000

EASTAWAY

Light filled detached bungalow with valley views to Stamford, spacious open plan living, garden, garage and driveway, set in a sought after village minutes from town.

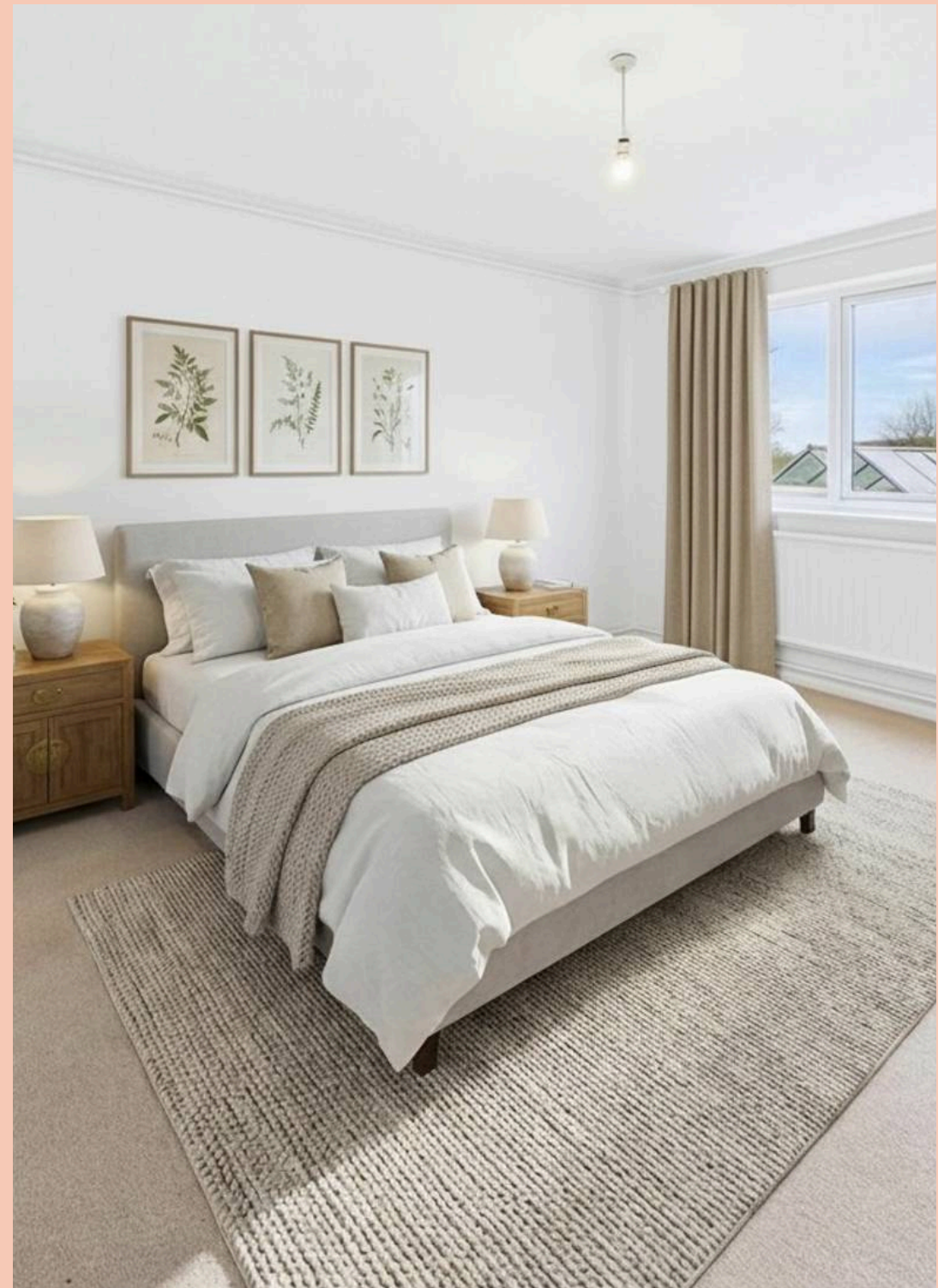
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached bungalow in a sought after village just minutes from Stamford town centre
- Recently renovated kitchen and modern gas central heating system
- Southeast facing garden enjoying excellent natural light
- Peaceful village setting with friendly community
- Garage and driveway parking
- Beautiful elevated views across the valley towards Stamford





## What the owner told us...

“This home has been part of our family for generations. Growing up here, then later watching my own children enjoy the same spaces, has been incredibly special. There’s something very peaceful about it, especially with the light pouring through the living room and the views stretching down the valley towards Stamford.”

“One of my favourite memories was seeing the Mid Lent Fair Big Wheel glowing in the distance at night. It’s a home full of warmth, memories and moments that have stayed with us for years.”

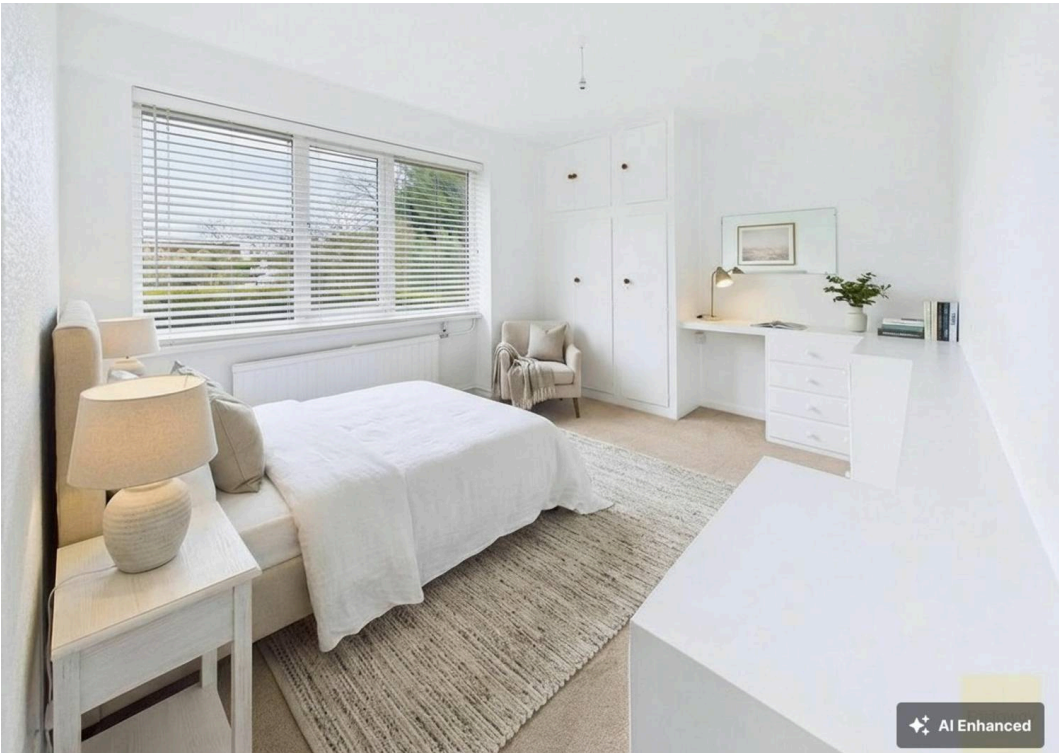
## Our Thoughts...

Built in 1959 by respected local builders Cope Brothers, this detached three bedroom bungalow was considered ahead of its time, with original Ideal Home Exhibition inspired plans, a striking glazed living space and a layout designed around light and family life. Remaining in the same family since it was built, the property has evolved carefully over the years, including extensions to the living space and kitchen, creating a home that feels spacious, bright and incredibly welcoming.

The large open plan living and dining room is undoubtedly the heart of the home, with expansive glazing, patio doors opening to the garden and lovely views towards Stamford. The kitchen was updated in 2019 and sits beautifully alongside the main living space, while the bedrooms, modern boiler, updated windows and well maintained interiors make the property feel cared for and practical as well as characterful.

Outside, the southeast facing garden enjoys excellent natural light and offers a manageable, peaceful setting to relax and unwind. The property also benefits from a garage, driveway parking and a lovely position beside the village pocket park gifted by the Burghley Estate in 1977, adding to the open, community feel around the home.

Easton on the Hill remains one of the area’s most sought after villages, offering countryside surroundings just moments from Stamford’s shops, cafes, schools and train links. Described by the owner as “peaceful, light and embracing,” this is a home with genuine heart, history and a wonderful sense of calm throughout.







AI Enhanced



**Porch**

5' 0" x 6' 9" (1.52m x 2.05m)

**Hallway**

10' 1" x 3' 7" (3.07m x 1.10m)

**Living Room**

11' 11" x 18' 2" (3.62m x 5.53m)

**Dining Room**

12' 10" x 10' 0" (3.91m x 3.05m)

**Kitchen**

15' 3" x 9' 1" (4.66m x 2.77m)

**Principal Bedroom**

12' 9" x 9' 10" (3.89m x 3.00m)

**Bedroom 2**

11' 10" x 9' 7" (3.60m x 2.93m)

**Bedroom 3**

8' 11" x 9' 11" (2.73m x 3.02m)

**Bathroom**

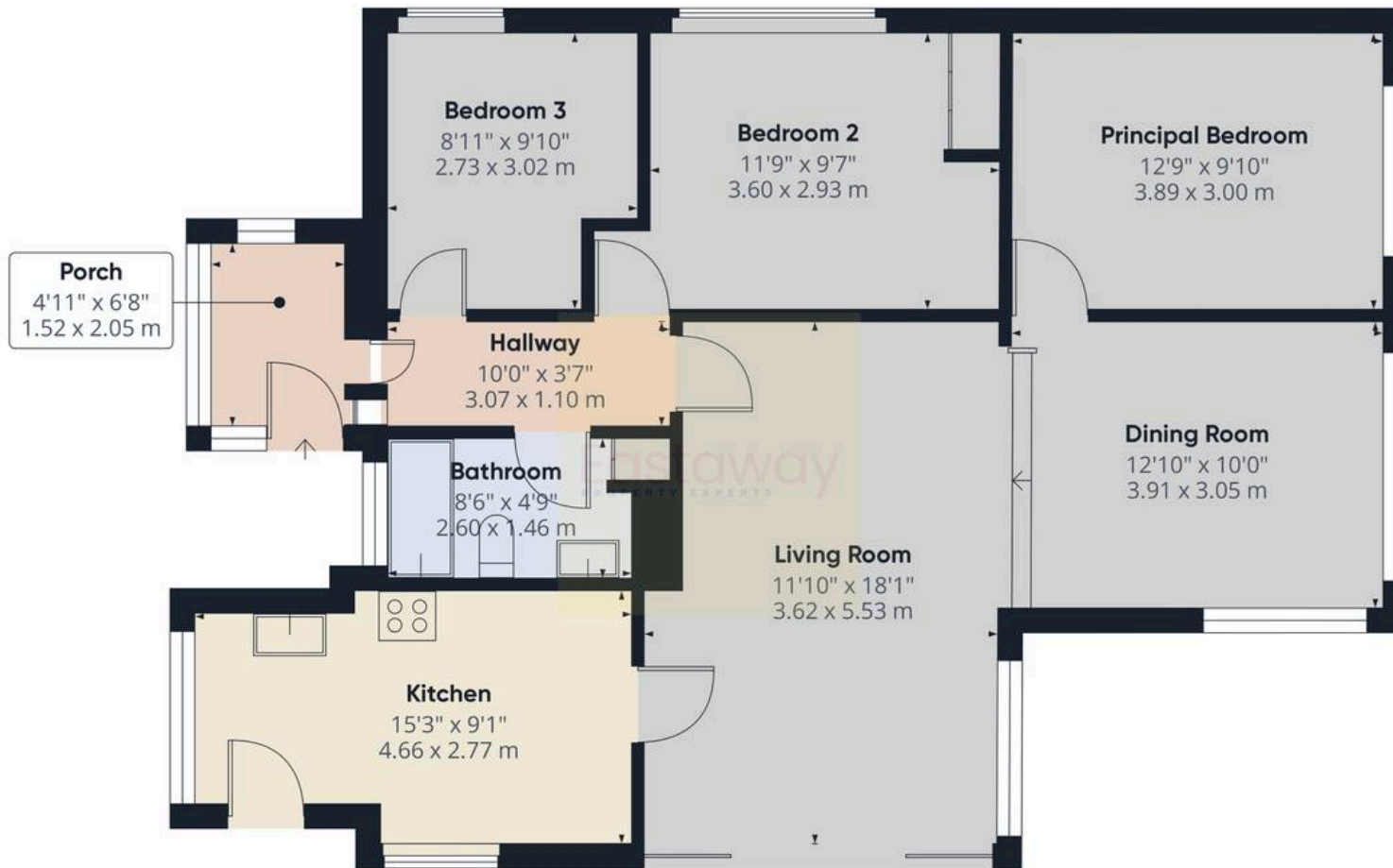
8' 6" x 4' 9" (2.60m x 1.46m)

**Garage**

16' 6" x 10' 0" (5.04m x 3.06m)

This property is currently vacant so we have virtually staged the rooms with furniture to help potential buyers envisage the space.





Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1110 ft<sup>2</sup>

103.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

England, Scotland & Wales

EU Directive  
2002/91/EC





## Eastaway Property

63 Scotgate, Stamford - PE9 2YB

Stamford: 01780 672030 | Rutland: 01572 357021

hello@eastaway.co.uk

www.eastaway.co.uk

IMPORTANT NOTICE: Property details are provided in good faith but may change and should not be taken as a complete or guaranteed description. While we aim for accuracy, all information must be independently checked and does not form part of any contract. Measurements are approximate, services and appliances have not been tested, and images or floorplans are for guidance only. Buyers should verify permissions, consents, and any other matters with their own advisers. BUYER VERIFICATION: In line with the Money Laundering Regulations, all purchasers must complete identification and proof/source of funds checks at the offer stage. A non-refundable fee of £35 (inc VAT) per person is payable for these checks. We cannot legally move forward with the sale until the buyers have completed these checks. The property will remain 'for sale' until checks are completed.