



## The Briers

Easton On The Hill, PE9 3QP

Situated within the desirable village of Easton on the Hill, just a short drive from the historic Georgian market town of Stamford, this beautifully presented two-bedroom home offers contemporary living across approximately 843 sq ft (78.5 sq m) of accommodation. The property forms part of an attractive modern development completed in 2019 and combines spacious open-plan living with high-quality finishes and excellent energy efficiency.

£280,000

# The Briers

Easton On The Hill, PE9 3QP



- Stylish Modern Home in a Sought-After Village Setting
- Two double bedrooms
- Driveway parking for 2 cars  
Ideal first-time purchase, downsizer or investment opportunity
- Popular village location close to Stamford
- En-suite to principal bedroom
- Ideal first-time purchase, downsizer or investment opportunity
- Superb 25ft open-plan living space
- Private landscaped rear garden
- Please see attached Key Facts for Buyers for Material Information Disclosures

## Entrance Hallway

7'4" x 7'4" (2.24m x 2.24m)

## Cloakroom

4'11" x 6'8" (1.50m x 2.03m)

## Kitchen/Living/Dining Room

25'3" x 14'7" (7.70m x 4.45m)

## Landing

7'10" x 7'4" (2.39m x 2.24m)

## Bedroom 1

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

## En Suite

8'2" x 4'3" (2.49m x 1.30m)

## Bedroom 2

9'0" x 10'8" (2.74m x 3.25m)

## Bathroom

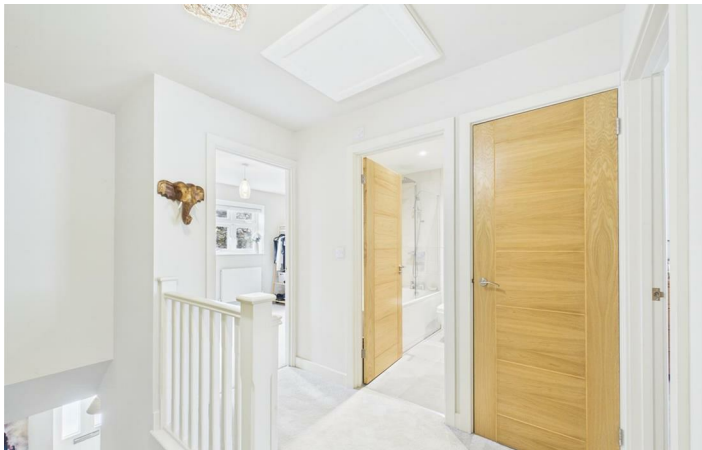
7'11" x 6'8" (2.41m x 2.03m)

## Off Road parking for 2 Cars

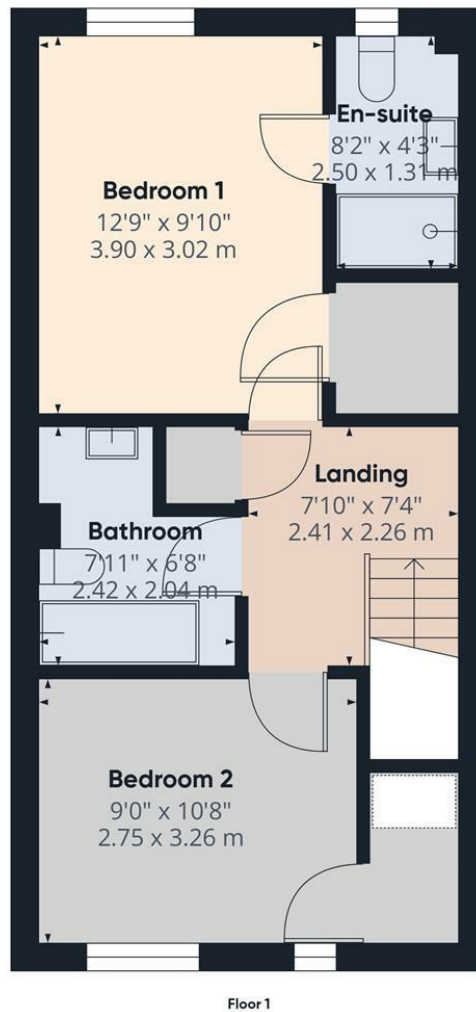
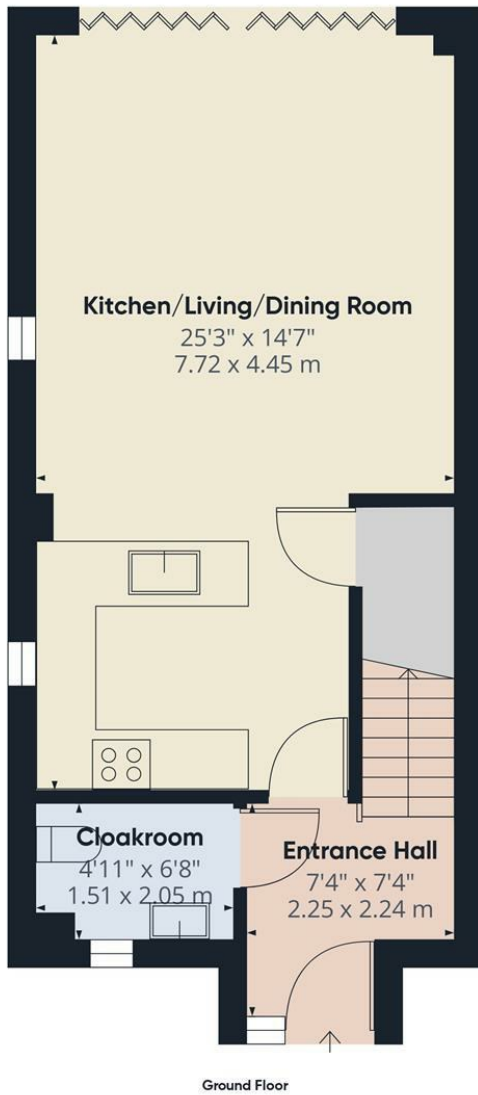


## Directions

Please use postcode PE9 3QP for Sat-Nav assistance. Easton on the Hill is a highly regarded Northamptonshire village positioned approximately 3.5 miles west of Stamford, offering a blend of rural charm and excellent connectivity. The village features a strong community atmosphere, village hall, historic church, countryside walks and convenient access to the A43 and A1, making it ideal for commuters travelling to Peterborough, Leicester, Cambridge and beyond. Stamford provides an extensive range of amenities including independent shops, restaurants, cafés



# Floor Plan



Approximate total area  
843 ft<sup>2</sup>  
78.5 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	