

45 Sissons Close, Barnack, Stamford, PE9 3FB

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) 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	
Current: 85	Potential: 96
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current: 85	Potential: 96
England & Wales EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Immaculately Presented Three-Bedroom Modern Family Home – Overlooking a Green with Excellent Access to Stamford, Peterborough & Barnack's Hills and Holes

This immaculately presented three-bedroom modern family home offers stylish and practical living with plenty of spacious storage cupboards and is ideally situated in a desirable position overlooking a green and providing excellent access to Stamford, Peterborough, and Barnack's Hills and Holes National Nature Reserve.

The ground floor accommodation includes a welcoming entrance hall, ground floor cloakroom, a bright lounge with French doors opening onto a well-presented patio and lawn garden, and a contemporary kitchen/diner offering the perfect space for family meals and entertaining.

Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom, finished to a high standard throughout.

Outside, the property benefits from a beautifully maintained rear garden with both patio and lawn areas, ideal for relaxing or entertaining in the warmer months. To the front, the home overlooks an open green, while to the rear there are two allocated parking spaces providing convenient off-street parking.

The property is also walking distance from the local primary and nursery schools, and villages hall which hosts multiple clubs and activities.

Presented in excellent decorative order throughout, this property represents an ideal opportunity for families, professionals, or downsizers seeking a modern, move-in-ready home in a peaceful yet well-connected location.

Asking Price £345,000 Freehold

- Modern semi-detached home
- Kitchen diner
- Stylish family bathroom
- Gas fired central heating
- Good access to Stamford & Peterborough

- Three bedrooms
- Lounge opening onto the garden
- Overlooking a green to the front
- Two allocated parking spaces
- Council Tax Band - C, EPC - B



ACCOMMODATION:

Entrance Hall

W/C

1.55m x 0.86m (5'1 x 2'10)

Lounge

4.95m x 3.07m max, 2.36m min (16'3 x 10'1 max, 7'9 min)

Kitchen Diner

4.95m x 3.81m max, 2.87m min (16'3 x 12'6 max, 9'5 min)

Landing

Main Bedroom

4.98m x 2.62m max, 2.08m min (16'4 x 8'7 max, 6'10 min)

Bedroom Two

3.58m x 2.97m max, 2.74m min (11'9 x 9'9 max, 9' min)

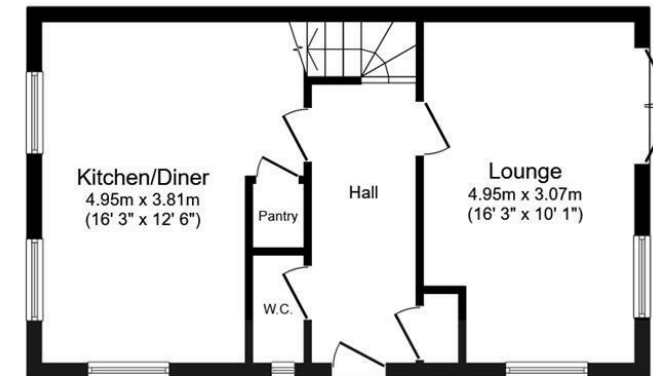
Bedroom Three

2.97m x 2.08m (9'9 x 6'10)

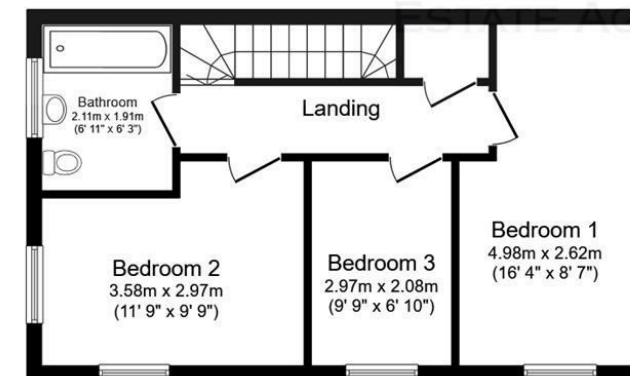
Family Bathroom

2.11m x 1.91m (6'11 x 6'3)

FLOOR PLAN:



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io