

38 Sissons Close, Barnack, Stamford, PE9 3FB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	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			
England & Wales		EU Directive 2002/91/EC	

This stylish four-bedroom detached home is situated in the sought-after village of Barnack. Tastefully presented interiors, including a principal bedroom with en-suite shower room, and a contemporary kitchen featuring a central island overlooking the landscaped garden.

The accommodation comprises: - Entrance hall, study, WC, living room, utility room, kitchen/diner, landing, principal bedroom with en-suite, 3 further bedrooms and a family bathroom.

The village of Barnack provides easy access to the market town of Stamford as well as Peterborough and its main line train station. Within the village there is a public house, the Hill and Holes National Nature Reserve, cricket club, Station Road Business Park and a primary school.

Asking Price £550,000 Freehold

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.

- Detached family home
- Stylish modern kitchen/diner
- Gas fired central heating system
- Utility and Downstairs WC
- EPC B

- Landscaped Garden
- Main bedroom with en-suite
- Popular Village Location
- Council Tax - E



ACCOMMODATION:

Entrance Hallway

Kitchen Diner
5.54m x 3.66m (18'2 x 12')

Lounge
6.05m x 3.84m (19'10 x 12'7)

Study
2.74m x 2.59m (9' x 8'6)

Utility Room

W/C

First Floor Landing

Bedroom
5.54m x 3.43m (18'2 x 11'3)

Ensuite

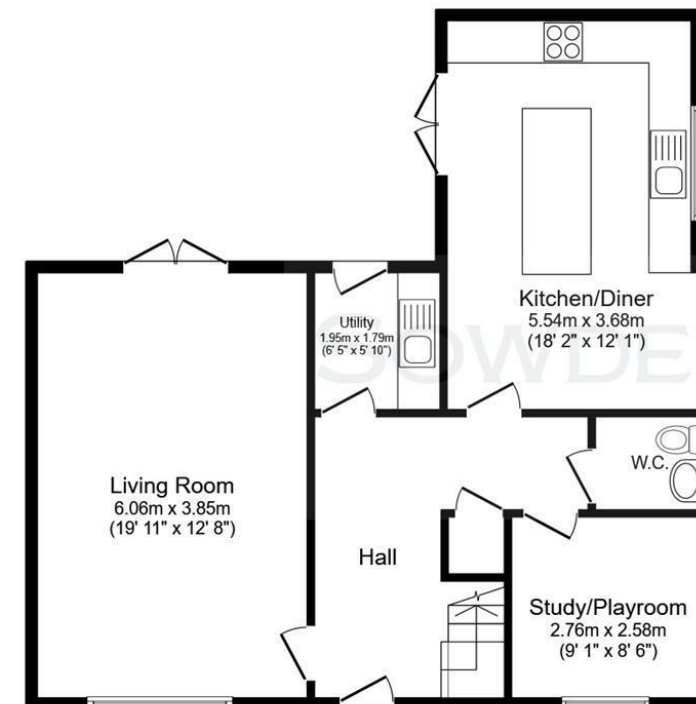
Bedroom
4.67m x 2.74m (15'4 x 9)

Bedroom
3.45m x 2.01m (11'4 x 6'7)

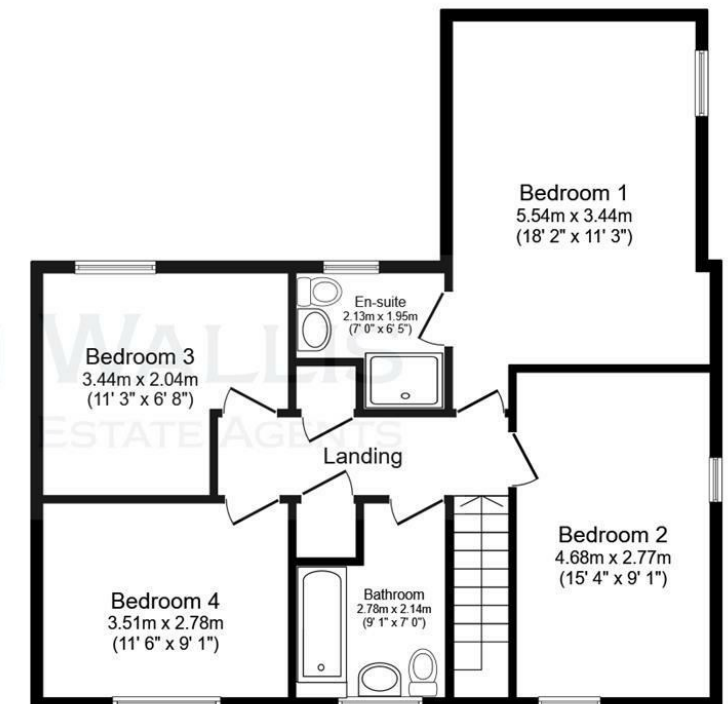
Bedroom
3.51m x 2.74m (11'6 x 9')

Bathroom

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