

29 Paynes Field, Barnack, Stamford, PE9 3BG

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		79	
(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			89
(81-91) B		80	
(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 greatly improved village property built in 2012 offers three large double bedrooms, a stylish & contemporary kitchen of exceptional quality with bi-fold doors, a spacious sitting room and study. A generous entrance hall and open landing give the communal areas a sense of space, whilst the master bedroom comes with fitted wardrobes and an en-suite shower room.

The accommodation comprises: - Entrance hall, cloakroom, sitting room, study, kitchen diner, utility room, landing, master bedroom with en-suite, two further double bedrooms and a good sized main bathroom with a bath and separate shower.

The kitchen was completely redesigned in 2019 and comes with a range of appliances coupled with solid oak work surfaces and views over the rear garden. In the utility room there is plumbing & space for a washing machine & tumble dryer and the gas fired central heating boiler.

To the front of the property is off street parking that leads to the single garage and to the rear is a maturing landscaped east facing lawn garden with two patio areas, raised beds, pergola and bespoke lighting.

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.

Offers In Excess Of £499,950 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
- Main bedroom with en-suite & fitted wardrobes
- Gas fired central heating system
- Off street parking and a single garage

- Three double bedrooms
- Spacious sitting room and a study
- The kitchen comes with a range of appliances, solid oak worksurfaces and bi-fold doors
- East facing landscaped lawn garden with two patio areas, raised beds, pergola and bespoke lighting.
- EPC - C, Council Tax Band - E



ACCOMMODATION:

Entrance Hall

Cloakroom

Sitting Room

5.79m into bay x 3.68m (19' into bay x 12'1)

Kitchen Diner

6.17m x 3.02m (20'3 x 9'11)

Utility Room

2.51m x 1.60m (8'3 x 5'3)

Study

2.87m x 2.26m (9'5 x 7'5)

Landing

Master Bedroom

5.79m into wardrobe x 3.15m (19' into wardrobe x 10'4)

En-suite

2.87m x 1.27m (9'5 x 4'2)

Bedroom Two

4.34m x 3.73m (14'3 x 12'3)

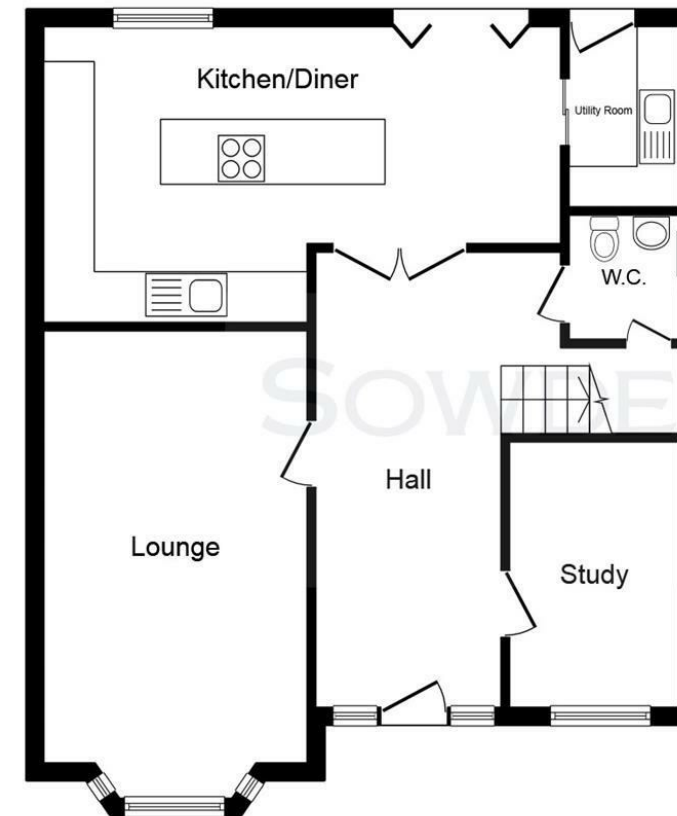
Bedroom Three

3.94m x 2.90m (12'11 x 9'6)

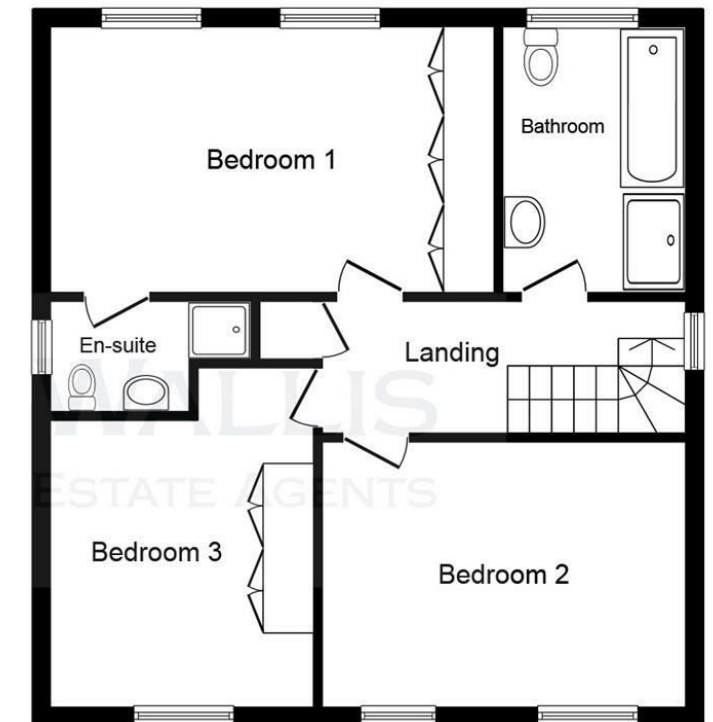
Family Bathroom

3.18m x 2.03m (10'5 x 6'8)

FLOOR PLAN:



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox