

9 Whitman Close, Barnack, Stamford, PE9 3EL

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(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 extended detached family home is set in a cul-de-sac location, overlooking Barnacks Hills and Holes to the front and the cricket club to the rear. The property has four generous bedrooms, with the Main bedroom featuring an en-suite and dressing area.

On the ground floor is an open plan kitchen family room that overlooks the rear garden, whilst a spacious lounge diner gives a real feeling of space inside the home.

The accommodation comprises:- Entrance porch, hallway, cloakroom, lounge diner, open plan kitchen family room, utility, boot room, boiler room, landing, Main bedroom with dressing area and en-suite, three further bedrooms and a family bathroom.

As well as over looking the Hills and Holes, which is a Site of Special Scientific Interest, there is a driveway that provides ample off street parking and leads to the the single integral garage. To the rear is a mature lawn garden with a patio area and flower borders.

NO CHAIN
Asking Price £580,000 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.

- Extended family home
- Overlooking the Hills & Holes to the front
- Main bedroom with en-suite & dressing area
- Mature garden backing on to Barnack Cricket Club
- Off street parking & garage

- Four generous bedrooms
- Cul-de-sac location
- Kitchen family room
- Gas fired central heating
- Council Tax Band - E, gas fired central heating, NO CHAIN



ACCOMMODATION:

Entrance Porch

Hallway

Cloakroom

Lounge Dinner

8.15m x 3.78m max, 2.84m min (26'9 x 12'5 max, 9'4 min)

Open Plan Kitchen Family Room

6.78m max, 2.82m min x 7.90m max, 2.67m min (22'3 max, 9'3 min x 25'11 max, 8'9 min)

Utility Room

2.62m x 1.47m (8'7 x 4'10)

Boot Room

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

Boiler Room

1.45m x 1.17m (4'9 x 3'10)

Landing

Main Bedroom

3.53m x 2.74m min (11'7 x 9' min)

Dressing Area

3.02m x 2.92m (9'11 x 9'7)

En-suite

2.74m x 1.80m (9' x 5'11)

Bedroom Two

4.50m z 3.30m into fitted wardrobes (14'9 z 10'10 into fitted wardrobes)

Bedroom Three

3.78m x 3.56m into fitted wardrobes (12'5 x 11'8 into fitted wardrobes)

Bedroom Four

2.77m x 2.74m (9'1 x 9')

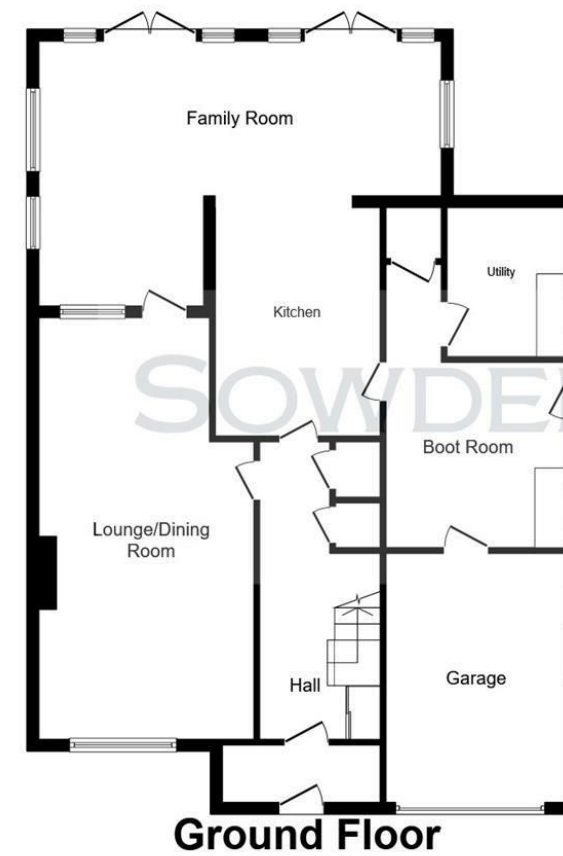
Family Bathroom

2.26m x 1.83m (7'5 x 6')

Integral Garage

4.98m x 2.79m (16'4 x 9'2)

FLOOR PLAN:



Total floor area 186.3 sq.m. (2,005 sq.ft.) approx

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