

## Baytree Cottage Stamford Road, Barnack, Stamford, PE9 3EZ

A spacious stone detached family home that comes with four generous double bedrooms, two of which are en-suite and four reception rooms. The property is well presented throughout and comes with a breakfast kitchen that leads to both the bay fronted dining room and garden room, whilst at the front of the property are two large reception rooms.

The accommodation comprises: - Entrance hall, cloakroom, sitting room, family room, breakfast kitchen with island, utility room, dining room, garden room, landing, Main bedroom with en-suite, guest room with en-suite, two further double bedrooms and a family bathroom.

A gravel driveway to the front provides ample off street parking and leads to the double garage, whilst to the rear is a low maintenance gravel and patio garden that overlooks the local primary school.

The village of Barnack provides easy access to Stamford, Peterborough and the A1, whilst also featuring a popular local public house and the Hills and Holes, which is a National Nature Reserve.

NO CHAIN  
**Asking Price £799,950 Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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.



- Spacious detached family home
- Four reception rooms
- Easy access to Stamford, Peterborough and A1
- Ample off street parking & double garage
- Council Tax Band - G, EPC - D

- Four double bedrooms
- Well presented
- Gas fired central heating
- Low maintenance rear garden
- NO CHAIN



### ACCOMMODATION:

Entrance Hall

Cloakroom

Sitting Room  
4.78m x 4.47m (15'8" x 14'8")

Family Room  
4.55m x 4.47m (14'11" x 14'8")

Kitchen  
3.96m x 3.78m (13' x 12'4")

Utility Room  
2.57m x 1.85m (8'5" x 6'1")

Dining Room  
3.99m x 3.76m (13'1" x 12'4")

Garden Room  
5.61m x 3.00m max, 1.83m min (18'5" x 9'10" max, 6' min)

Landing

Main Bedroom  
4.80m x 4.47m (15'9" x 14'8")

En-suite  
2.31m x 1.68m (7'7" x 5'6")

Guest Bedroom  
4.57m x 3.66m (15' x 12')

En-suite  
2.29m x 1.70m (7'6" x 5'7")

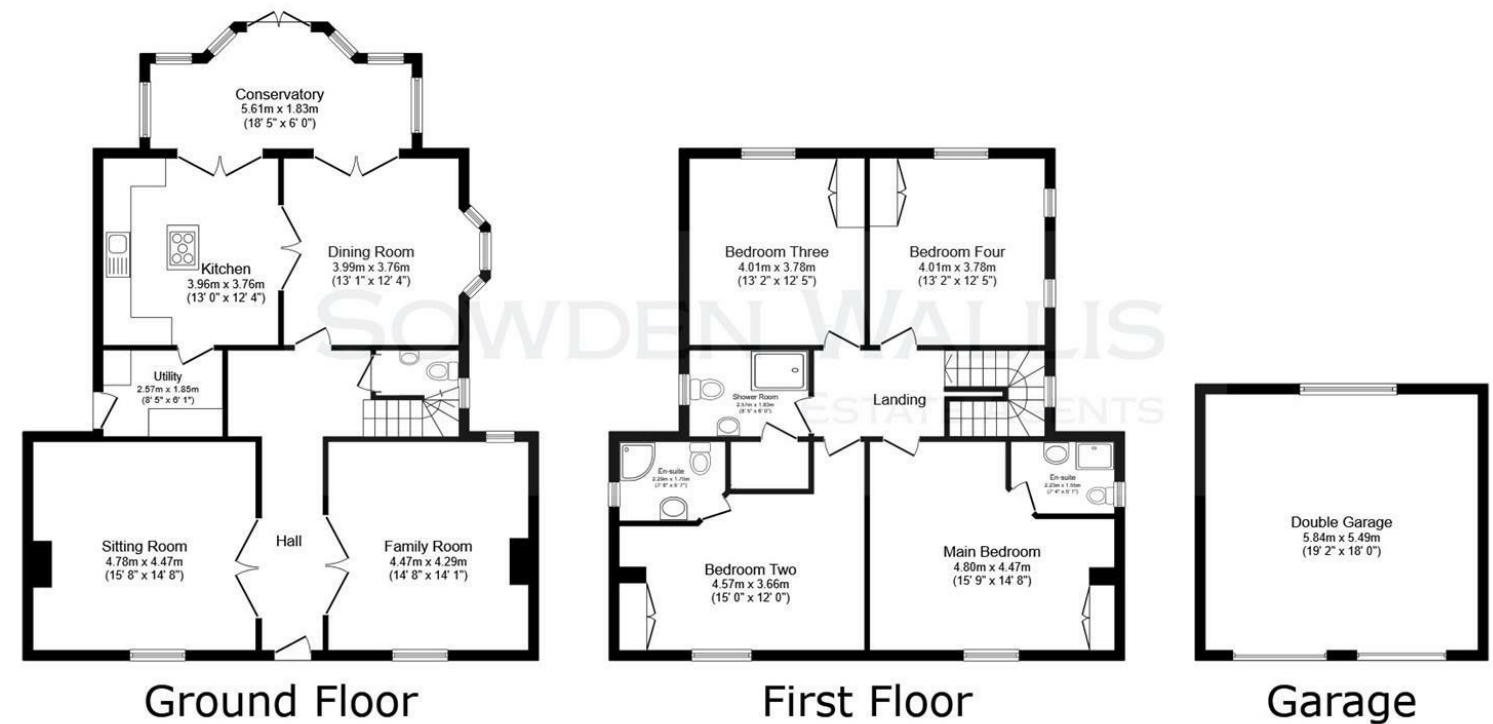
Bedroom Three  
4.01m x 3.78m (13'2" x 12'5")

Bedroom Four  
4.01m x 3.78m (13'2" x 12'5")

Family Bathroom  
2.57m x 1.83m (8'5" x 6')

Double Garage  
5.84m x 5.74m (19'2" x 18'10")

### FLOOR PLAN:



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](http://www.Propertybox.io)