

Barnack Road, PE9 3AE  
Bainton  
Stamford  
£550,000



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 Awaiting

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- Four Bedroom Detached Family Home
- Beautifully Presented Throughout
- Open Plan Kitchen & Dining Space
- Enclosed Rear Garden
- Wood Burning Stove
- Single Garage
- Sought After Village
- Brand New Oil Fired Boiler

# Marske, Barnack Road Bainton Stamford PE9 3AE

Entering through the front door you are met with a very generous entrance hall with a downstairs W/C to the left. To the right of the entrance hall is the lounge, a great sized room which features a log burning stove for those cooler evenings. To the rear of the home is the most fabulous open plan kitchen and dining space boasting a large set of bi-folding doors opening up to the garden. The kitchen is modern in design with premium appliances including a double Bosch oven, induction hob, integrated dishwasher and space for a large fridge/freezer. The feature of an island is a great addition for when entertaining and the room currently has a dining table as well as a sofa area perfect for young families.

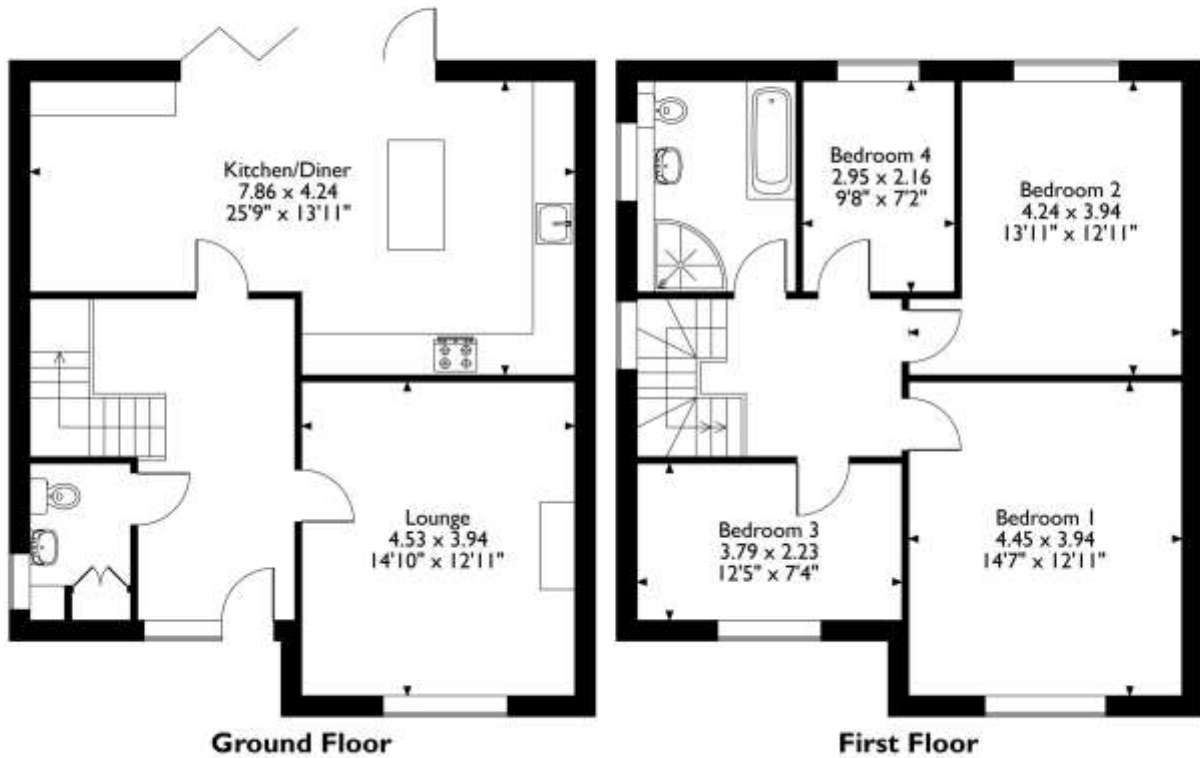
Moving upstairs, from a large landing there are four bedrooms ranging in size that share the large family bathroom, recently updated comprising of a bath as well as a walk in shower with raised vanity unit, W/C and underfloor heating. Externally to the rear from the bi-fold doors you step out to a paved area then leading to a large lawn with a range of mature beds. Our current vendor has created a decked area for alfresco dining and drinking as well as a purpose built kitchen area ideal for the summer months. The garden is completely enclosed and a great opportunity for children and pets.

To the front of the property is a good sized driveway for off road parking leading to the single garage to the side of the home. The property is set back from the road and also benefits from a garden to the front. An additional benefit to this house is a brand new oil fired boiler has recently been installed to the garage providing worry free heating for years to come. Bainton is a popular village, a short drive from Stamford, Market Deeping and Peterborough, a great location for people who desire village locations but close to good commuting routes. Bainton is also close to popular primary schools in both Barnack and Helpston villages nearby.



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Marske, Barnack Road Bainton, Stamford  
Approximate Gross Internal Area  
131 Sq M / 1405 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



## Rooms/Measurements

Lounge 14'10" x 12'11"  
Kitchen/Diner 25'9" x 13'11"  
Bedroom One 14'7" x 12'11"  
Bedroom Two 13'11" x 12'11"  
Bedroom Three 12'5" x 7'4"  
Bedroom Four 9'8" x 7'2"

**TENURE: FREEHOLD**



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