



**Sharman
Quinney**
www.sharmanquinney.co.uk
MARKET DEERING 01776 343322
for sale

Owen Close, Barnack, Stamford
Guide Price £400,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Detached House
- Lounge/Diner

Accommodation Includes

Front door to:

Entrance Porch

Front door to:

Entrance Hall

Radiator, stairs to first floor and landing, under stairs storage cupboard.

Cloakroom

Comprising wc, wash hand basin, shower.



Lounge Dining Room
5.07m x 6.84m max (16'7" x 22'5" max). L shaped room, picture window to front aspect, radiator, inset electric fire, French doors to rear aspect.

Kitchen
2.96m x 3.33m (9'8" x 10'11"). Comprising a range of base and eye level units with worktop over, integral fridge freezer, sink, window to rear aspect, door to:

Outhouse/Utility Area
4.58m x 2.80m (15' x 9'2"). Doors to side x two, boiler, plumbing for washing machine, window to side, barn style double doors leading to garage,

Stairs to First Floor and Landing

Bedroom One
4.25m x 3.77m (13'11" x 12'4"). Window to front aspect, built in double wardrobe.

Bedroom Two
4.25m x 2.98m (13'11" x 9'9"). Window to rear aspect, radiator, built in wardrobe.

Bedroom Three
2.58m x 2.58m (8'5" x 8'5"). Window to front aspect, radiator, built in wardrobe.





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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Bathroom

Comprising panel bath, electric shower, vanity wash hand basin with cupboard below, wc, window to rear, heated towel rail.

Outside

The mature private rear garden is laid to lawn with shrubs plants and trees and is enclosed by timber fencing with side gate access. To the front the garden is laid to lawn with driveway leading to a single garage with power and light connected and electric roller door.

To view this property call Sharman Quinney on:
01778 343322

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01778 343322

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