



6 Saxon Road, Barnack, Stamford, PE9 3EQ

 **NEWTON FALLOWELL**

6 2 3

## Key Features

- Extended Family Home
- Highly Regarded Village
- Six Bedrooms & Two Bathrooms
- Open Plan Living Kitchen Family Room
- Living Room & Garden Room
- Generous Conservatory
- Private Rear Garden
- Private Driveway Parking & Garage
- EPC Rating D
- Freehold

£595,000





Set in the highly regarded village of Barnack sits this stunning family home boasting extended accommodation to both ground and first floor which includes SIX BEDROOMS, a generous open plan Living Kitchen Diner which flows to two further reception rooms and a formal living room. The rear of the property enjoys a private garden with an expanse of lawn and patio terrace, whilst the front boasts a private driveway meeting the integral garage.

On entering the home, you'll be greeted by a light and spacious hallway with original parquet flooring. To one side the stairs lead to the first floor, there is a useful refitted ground floor wc with bespoke 'penny' floor and doors to the kitchen and living room. The living room has a large window to the front and a continuation of the parquet flooring. On entering the kitchen, you'll be greeted by a range of fitted units with a centralised island and integrated appliances, to one side of the room is a spacious dining area which leads on to the conservatory, whilst to the other, a useful family area ideal for a kitchen sofa which leads to both the utility room and garden room. The utility offers further cupboard storage and surface areas, whilst the garden room with its vaulted ceilings and large double height window offers a separate space for the children to play, relax or study. To the first floor there are six bedrooms including the main which offers a bank of fitted wardrobes. There is a 'Jack & Jill' ensuite shower room to two of the bedrooms and a further family bathroom.



Outside, the property is approached by a gravelled driveway providing ample parking for 3-4 cars and meets the single integral garage. There is gated pedestrian access to the rear garden which is initially approached by a patio seating area and meets the remaining garden which is mainly laid to lawn. The garden enjoys a high degree of privacy and enjoys an easterly aspect.



Entrance hall

WC

Living room 5.01m x 3.81m (16'5" x 12'6")

Kitchen diner 3.06m x 9.02m (10'0" x 29'7")

Garden room 4.21m x 2.79m (13'10" x 9'2")

Family room 5.40m x 2.89m (17'8" x 9'6")



Utility 1.88m x 2.73m (6'2" x 9'0")

Landing

Bedroom one 3.25m x 4.14m (10'8" x 13'7")

Bedroom two 2.62m x 3.81m (8'7" x 12'6")

Bedroom three 3.17m x 2.72m (10'5" x 8'11")

Bedroom four 2.62m x 2.89m (8'7" x 9'6")



Shower room 2.07m x 1.63m (6'10" x 5'4")

Bedroom five 2.62m x 2.29m (8'7" x 7'6")

Bedroom six 3.43m x 1.97m (11'4" x 6'6")

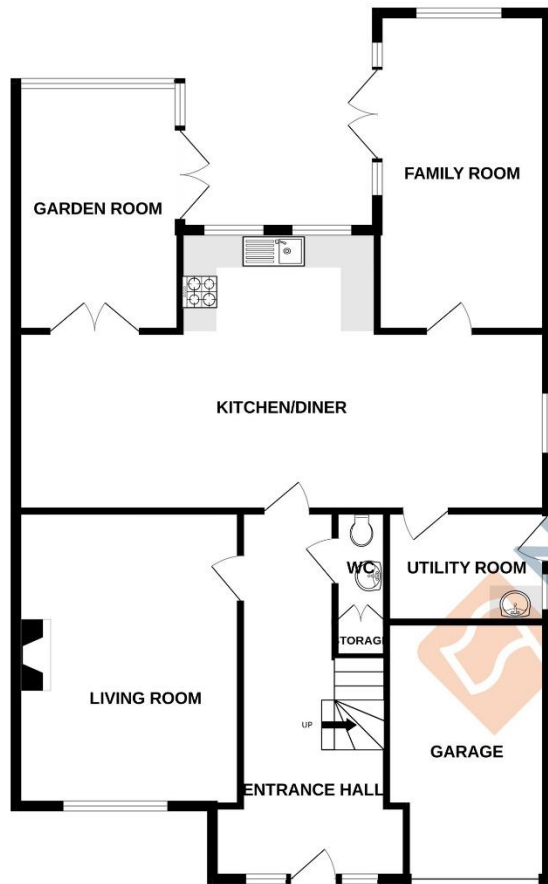
Bathroom 2.07m x 2.34m (6'10" x 7'8")

Garage 4.36m x 2.73m (14'4" x 9'0")

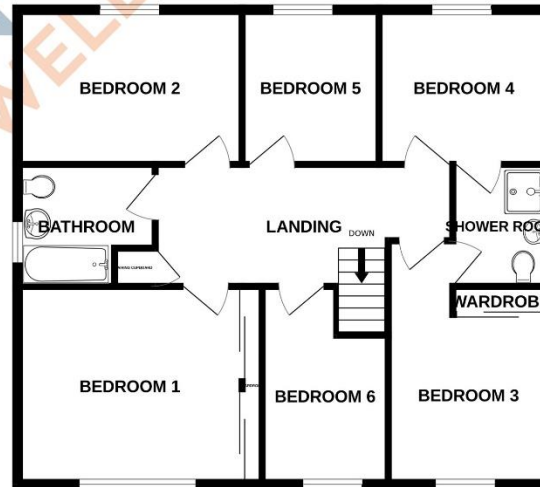




GROUND FLOOR  
1206 sq.ft. (112.1 sq.m.) approx.

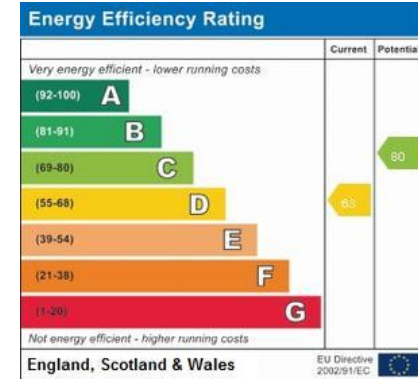


1ST FLOOR  
782 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 1988 sq.ft. (184.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council  
Council Tax Band: E

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.