



12 Paynes Field, Barnack, Stamford, PE9 3BG

 **NEWTON FALLOWELL**





## Key Features

- Modern Terraced Property
- Popular Village Close to Stamford
- Two Double Bedroom & Modern Bathroom
- Lounge & Kitchen / Diner
- Ideal First Home
- 40% Share Purchase Available
- Mature Rear Garden
- Allocated Parking Space
- EPC Rating B
- Freehold

£255,000







Attention first time buyers, we're delighted to offer to the market this spacious TWO DOUBLE BEDROOM modern home set in the delightful village of Barnack. The property boasts, an entrance hall, spacious living room, a modern fitted kitchen diner, a rear hall with useful ground floor WC, a family bathroom, allocated parking and a well maintained private rear garden.

On entering the home you'll be greeted by the hallway with the stairs rising to the first floor, ample space for shoes & coat storage and a door to the living room. The living room is light and airy with a centralised oak feature fireplace and stone hearth and a door leading to the kitchen. The kitchen is fitted with a range of wall and base level units and complementary granite effect work surfaces. There is an integrated oven, hob and extractor, plumbing for a washing machine and dishwasher, ample space for a table & chairs and a door leading to the rear hallway which provides access to the rear garden and the useful ground floor WC. To the first floor, the two bedrooms are both generous double rooms with the main bedroom having fitted storage, there is a modern fitted family bathroom offer a 3 piece white suite with shower over a bath.



Outside the property there is a small front garden which is planted with inset shrubs and a pathway to the front door. To the rear of the property is a private garden planted with a range of shrubs and trees to borders, a patio terraced seating area, an expanse of lawn meeting raised timber planter which continues to one side of the garden inset with shrubs and flowers. To the lower garden there are two useful sheds, one is a garden storage shed and the other larger one has main power and is insulated, and gated access leading to the parking area which is located to the left of the property and accessed beneath a coach house where there is one designated parking space.



Entrance Hall 1.53m x 1.48m (5'0" x 4'11")

Lounge 4.61m x 3.65m (15'1" x 12'0")

Kitchen / Diner 3.55m x 3.24m (11'7" x 10'7")

Rear Hallway 1.53m x 1.46m (5'0" x 4'10")

Ground Floor WC 1.59m x 1.00m (5'2" x 3'4")

First Floor Landing 2.54m x 2.11m (8'4" x 6'11")

Bedroom One 3.60m x 3.34m (11'10" x 11'0")

Bedroom Two 4.57m x 2.53m (15'0" x 8'4")

Bathroom 2.12m x 1.94m (7'0" x 6'5")

#### Shared Ownership

The property is being sold on a 40% or 100% Shared Ownership basis with Cross Keys Homes Limited. This marketing is for 100% of the property value.

#### Leasehold

The Shared ownership aspect holds a lease currently has 112 years remaining.

#### Rent & Service Charge

The shared ownership aspect currently holds the monthly rent at £407.22

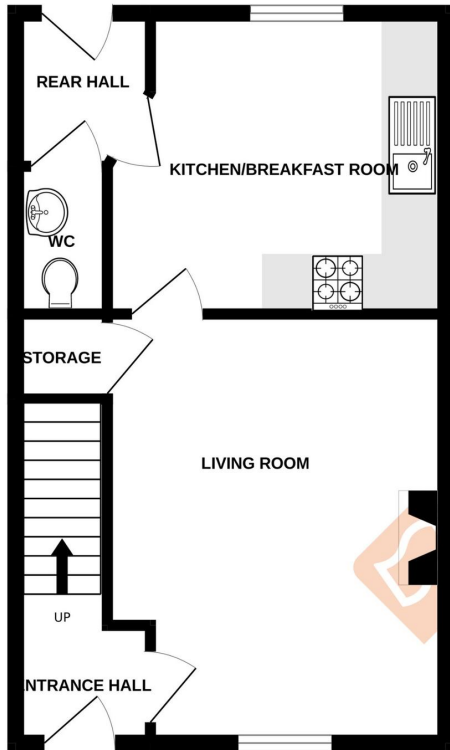
The service charge is currently set at £23.82

please note the service charge is reviewed annually and should a larger share of the property be purchased, the rent will be reduced accordingly.

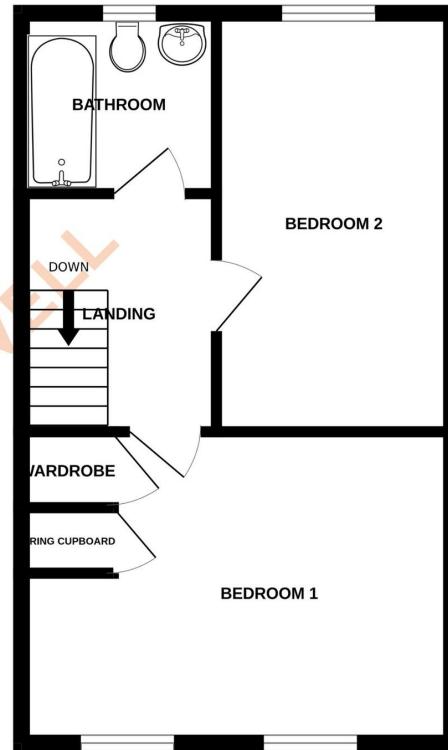
#### Additional Information

The property is fitted with owned Photovoltaic Solar Panels linked to a thermal hot water system for hot water heating. The roof space has been boarded for additional storage. The larger of the two sheds has been insulated and has power connected offering scope for use as an outdoor office space. The kitchen & bathroom have both been fitted with heat recovery fans.

GROUND FLOOR  
386 sq.ft. (35.9 sq.m.) approx.

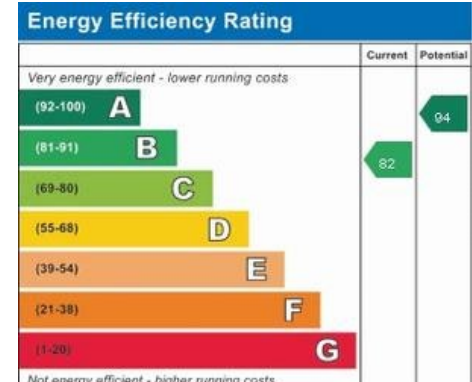


1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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



**COUNCIL TAX INFORMATION:**

Local Authority:  
Council Tax Band: C

**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.