



29 Paynes Field, Barnack, Stamford, PE9 3BG

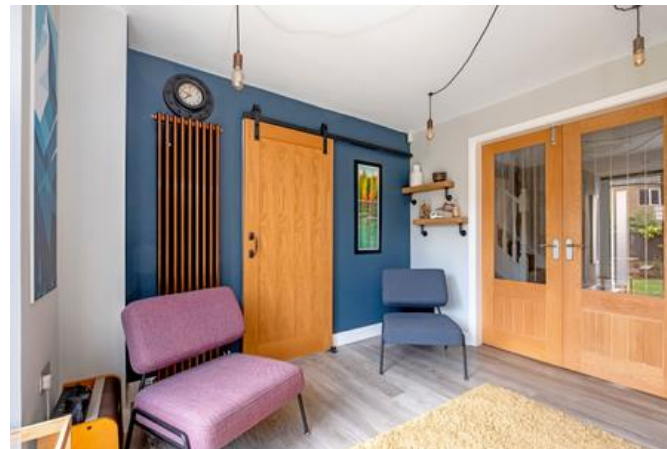
 **NEWTON FALLOWELL**

3 2 2

Key Features

- Substantial Detached Family Home
- Three Large Double Bedrooms
- Refitted Kitchen Diner with Central Island
- Separate Home Office and Large Living Room
- Spacious Hallway and Separate Utility Room
- Landscaped Rear Garden with Twin Seating Areas
- Driveway and Single Garage
- Highly Regarded Village Close to Stamford
- EPC Rating C
- Freehold

£479,950





A truly stunning and substantial THREE BEDROOM modern home set in this highly regarded village on the edge of Stamford boasting a home office, large living room, a refitted kitchen with centralised island and separate utility room, three double bedrooms (ensuite to main) and a family bathroom. There are landscaped enclosed gardens, driveway parking and a single garage.

On entering the home, you'll be greeted by the spacious hallway with Karndean flooring, stairs to one side leading to the first floor galleried landing, doors to most of the rooms including the useful ground floor WC which has been fitted with a white 2 piece suite. Set to the front of the property is the home office which is currently being used as a home gymnasium. An ideal space for those working from home or for children to study from. The living room is set to the opposite side of the hallway boasting generous proportions and immaculate decoration. To the rear of the home is the open plan living kitchen diner which hosts a refitted kitchen with a range of integrated appliances. The centralised Island offers an integrated induction hob with a feature ceiling hung extractor and breakfast/dining area for 4 people. Bifold doors lead out to the rear garden and there is a door to the separate utility room. To the first floor the three bedrooms are larger than expected being substantial double rooms with the main bedroom having a stunning three piece ensuite shower room and there is a further family bathroom.

Outside the property, the frontage has been landscaped for ease of maintenance with slate shingle and inset shrubs. To one side of the property there is a driveway providing private parking and meeting the single garage. The rear garden has been set in to three areas being a patio terrace to the rear of the house, an expanse of lawn which continues to meet a

further patio terraced seating area to one corner which is set beneath a pergola for privacy and shade during the sunny days.

A viewing of this home is essential to fully appreciate it's condition and size.

Entrance hall 5.11m x 1.64m (16'10" x 5'5")

WC 1.51m x 1.44m (5'0" x 4'8")

Office/Gym 2.89m x 2.26m (9'6" x 7'5")

Living room 5.81m x 3.70m (19'1" x 12'1")

Kitchen diner 6.15m x 3.42m (20'2" x 11'2")

Utility room 2.53m x 1.60m (8'4" x 5'2")

Landing 4.04m x 2.06m (13'4" x 6'10")

Bedroom one 5.81m x 3.17m (19'1" x 10'5")

Ensuite 2.87m x 1.28m (9'5" x 4'2")

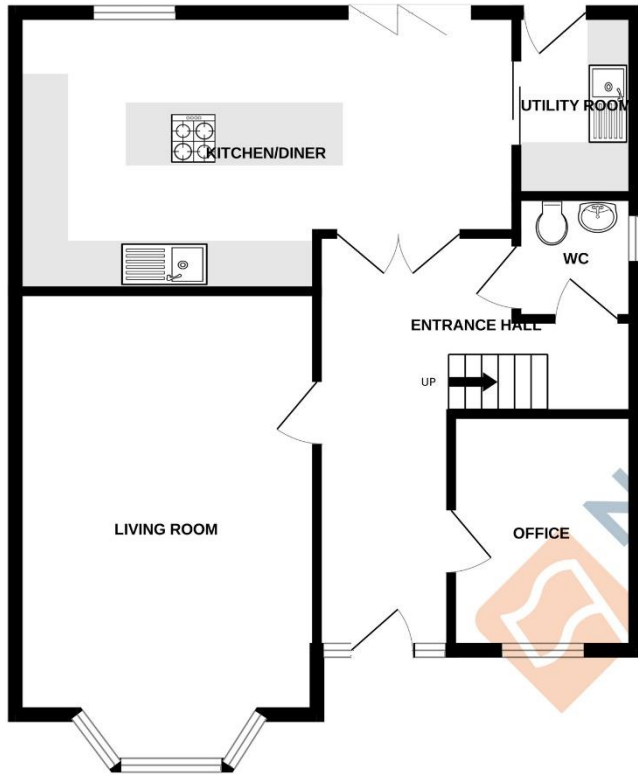
Bedroom two 4.74m x 3.74m (15'7" x 12'4")

Bedroom three 3.96m x 2.91m (13'0" x 9'6")

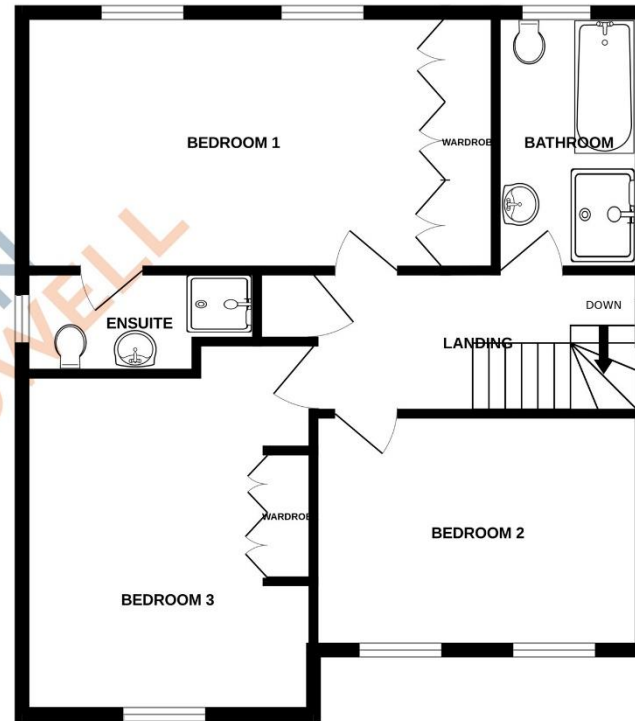
Bathroom 3.18m x 2.04m (10'5" x 6'8")



GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1354 sq.ft. (125.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.