



Sissons Close, Barnack

 **NEWTON FALLOWELL**

3 2 1

Key Features

- Immaculately Presented Three Bedroom Home
- Off Road Parking and Single Garage
- Very Private South Facing Rear Garden
- Highly Sought After Village Location
- 6 Years New Build Guarantee
- En-Suite to Main Bedroom
- Council Tax Band - D
- EPC Rating B
- Freehold

GUIDE PRICE £360,000 - £370,000





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Newton Fallowell is proud to present this beautifully presented three-bedroom detached home, perfectly positioned within a highly desirable modern development in Barnack and completed in 2021. This home benefits from a very private south facing rear garden!

Upon entering, you are welcomed by a sleek, modern kitchen to the left, thoughtfully designed with premium appliances and ample storage space. To the right, a useful storage area—ideal for coats and shoes—sits alongside a convenient downstairs WC. The rear of the home boasts a light-filled open-plan living and dining space, stretching the full width of the property. Elegant French doors lead out to the private rear garden, creating a natural flow for both relaxing and entertaining.

Upstairs, the generous master bedroom enjoys the luxury of its own en-suite shower room. Two further well-proportioned bedrooms share a stylish family bathroom, complete with a bath, overhead shower, pedestal basin, and WC.

The front of the property is framed by a neatly landscaped garden with smart box hedging, enhancing its kerb appeal. To the side, a single garage with full electrics is accompanied by off-road parking for two vehicles arranged in tandem. The enclosed rear garden offers complete privacy, featuring a well-kept lawn, secure fencing, and a garden shed for additional storage.





Lounge/Diner 5.71m x 3.94m (18'8" x 12'11")

Kitchen 3.27m x 2.93m (10'8" x 9'7")

Bedroom one 3.45m x 3.07m (11'4" x 10'1")

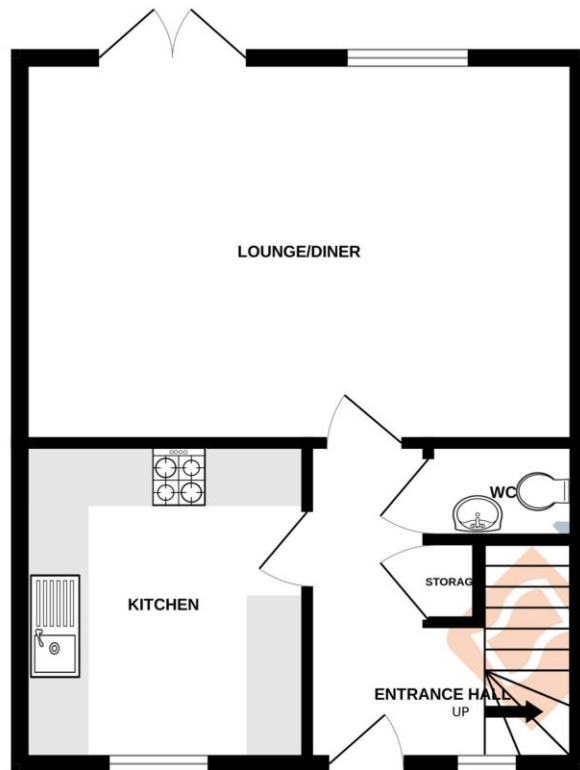
Bedroom two 3.2m x 2.68m (10'6" x 8'10")

Bedroom three 3.2m x 2.93m (10'6" x 9'7")

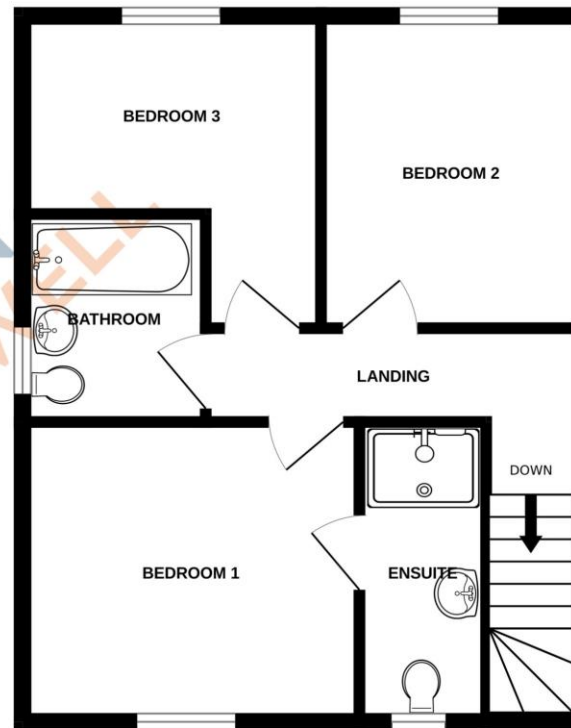




GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: D

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.