



Sissons Close, Barnack

 **NEWTON FALLOWELL**

5 3 2

Key Features

- Immaculately Presented Five Bedroom Family Home
- Incredible Countryside Field Views
- Highly Sought After Village Location only a Short Drive to Stamford
- Private Cul De Sac Location
- Ample Off Road Parking and Double Garage
- Multiple Downstairs Reception Rooms
- Council Tax Band - F
- EPC Rating B
- Freehold

£585,000





Newton Fallowell are delighted to present this exceptional five-bedroom family home, located just three miles from Stamford in the highly sought-after village of Barnack.

This impressive property boasts generous living accommodation throughout, including multiple reception rooms, a stunning open-plan kitchen/diner, and five well-proportioned bedrooms with three bathrooms. Externally, the home is enhanced by beautifully landscaped gardens, breathtaking open-field views, a double garage, and ample off-road parking.

Upon entering, a spacious entrance hall provides access to the ground-floor reception rooms, downstairs cloakroom, and first-floor landing. To the right, the sitting room features a front-facing window and French doors opening onto the rear garden. Opposite, a versatile reception room—currently used as a playroom—offers excellent flexibility for a study, snug, or family room.

The heart of the home is the expansive open-plan kitchen and dining area, complete with generous worktop space, a range of integrated appliances, and French doors leading to the patio and rear garden. A separate utility room completes the ground floor.

Upstairs, the first floor hosts four generous double bedrooms, with the two largest benefiting from modern en-suite shower rooms. A fifth single bedroom provides an ideal nursery or home office, while a stylish family bathroom serves the remaining rooms.

The property sits on a private cul-de-sac, surrounded by open countryside views to both the front and side. The landscaped rear garden is mainly laid to lawn with a patio seating area, perfect for outdoor entertaining. To the front, there is ample driveway parking and a large double garage.

Viewing is highly recommended to fully appreciate the space, setting, and quality this home has to offer.





Kitchen Diner 5.03m x 4.26m (16'6" x 14'0")

Living room 6.74m x 3.3m (22'1" x 10'10")

Dining Room 4.88m x 3.51m (16'0" x 11'6")

Utility 2.95m x 1.76m (9'8" x 5'10")

Bedroom One 5.09m x 4.25m (16'8" x 13'11")

Bedroom Two 4.37m x 3.34m (14'4" x 11'0")

Bedroom Three 3.8m x 3.29m (12'6" x 10'10")

Bedroom Four 3.64m x 2.86m (11'11" x 9'5")

Bedroom Five 2.56m x 2.4m (8'5" x 7'11")

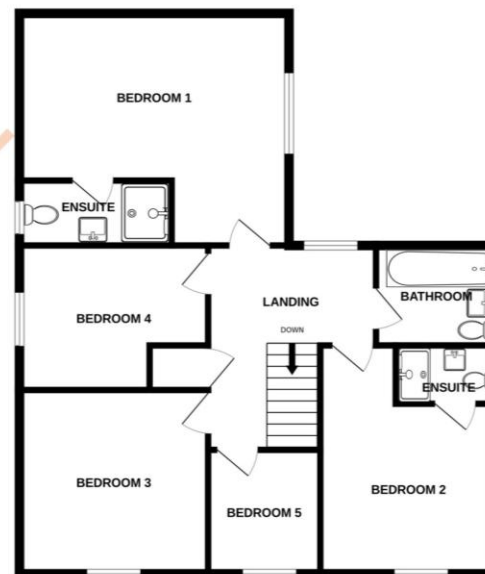
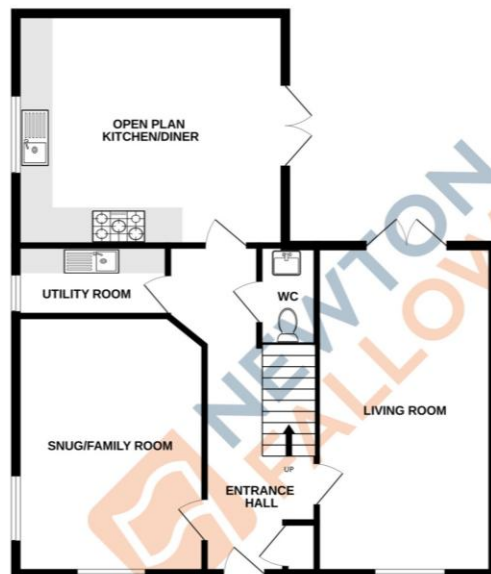
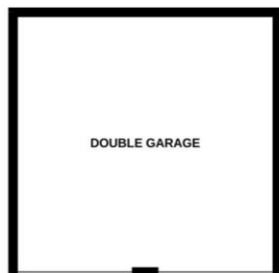




GARAGE
262 sq.ft. (24.3 sq.m.) approx.

GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.

1ST FLOOR
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA: 1933 sq.ft. (179.6 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		93 A
81-91	B	86 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: F

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.