

1 Paynes Field, Barnack, PE9 3BG

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	88
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

This modern extended four bedroom detached family home comes with an extended kitchen family room to the rear that features bi-fold doors , remote controlled velux windows and a central island. There is a good sized sitting room, along with two further reception rooms, which provide convenient spaces to work from home. The property has gas fired central heating, a utility room and downstairs cloakroom as well as a generous entrance hall.

On the first floor is a spacious Master bedroom with fitted wardrobes and an en-suite, along with three further double bedrooms and a family bathroom with shower and separate bath.

To the side of the property is a single garage and off street parking, whilst to the rear is an enclosed patio & lawn garden.

£2,400 PCM

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



- Modern Extended Four Bedroom Detached House
  - Three Further Reception Rooms
  - Large Principal Bedroom with En Suite
  - Primary School and Pub within Village
  - EPC - C Council Tax - E
- Fantastic Open Plan Kitchen/Family Room
  - Utility and Downstairs W/C
  - Popular Village Location
  - Single Garage and parking
  - Deposit: £2769 Holding Deposit: £553



ACCOMMODATION:

Entrance Hall

Cloakroom

Sitting Room  
5.03m x 3.71m (16'6" x 12'2")

Kitchen Family Room  
6.65m max, 3.02m min x 4.88m max, 3.84m min  
(21'9" max, 9'10" min x 16'0" max, 12'7" min)

Utility Room  
1.93m x 1.85m (6'3" x 6'0")

Play Room  
4.04m x 3.10m into bay (13'3" x 10'2" into bay)

Study  
2.74m x 3.23m into bay (8'11" x 10'7" into bay)

Landing

Principal Bedroom  
5.28m into wardrobe x 3.71m (17'3" into wardrobe x 12'2")

En Suite  
2.06m x 1.70m (6'9" x 5'6")

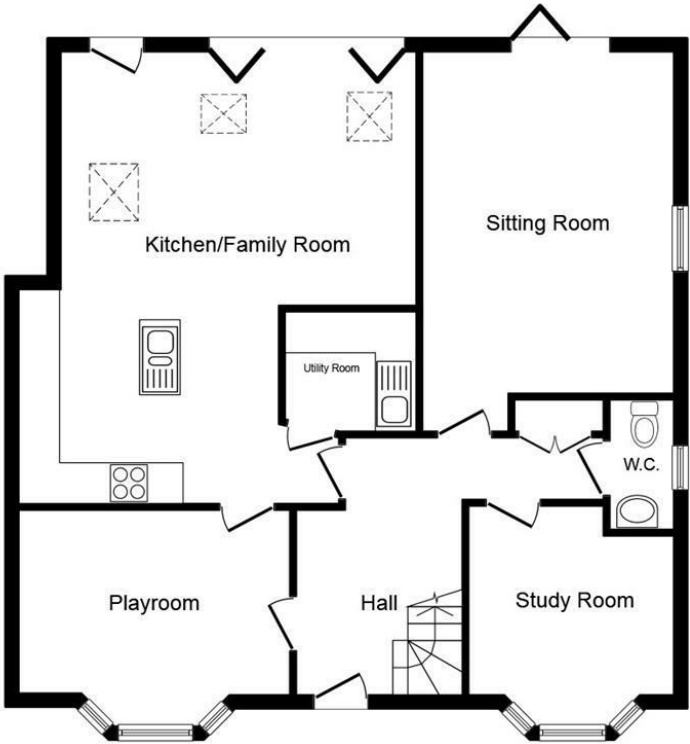
Bedroom Two  
4.45m into wardrobe x 2.82m

Bedroom Three  
4.06m x 2.69m (13'3" x 8'9")

Bedroom Four  
3.51m x 3.28m (11'6" x 10'9")

Family Bathroom  
2.69m x 1.98m (8'9" x 6'5")

FLOOR PLAN:



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.