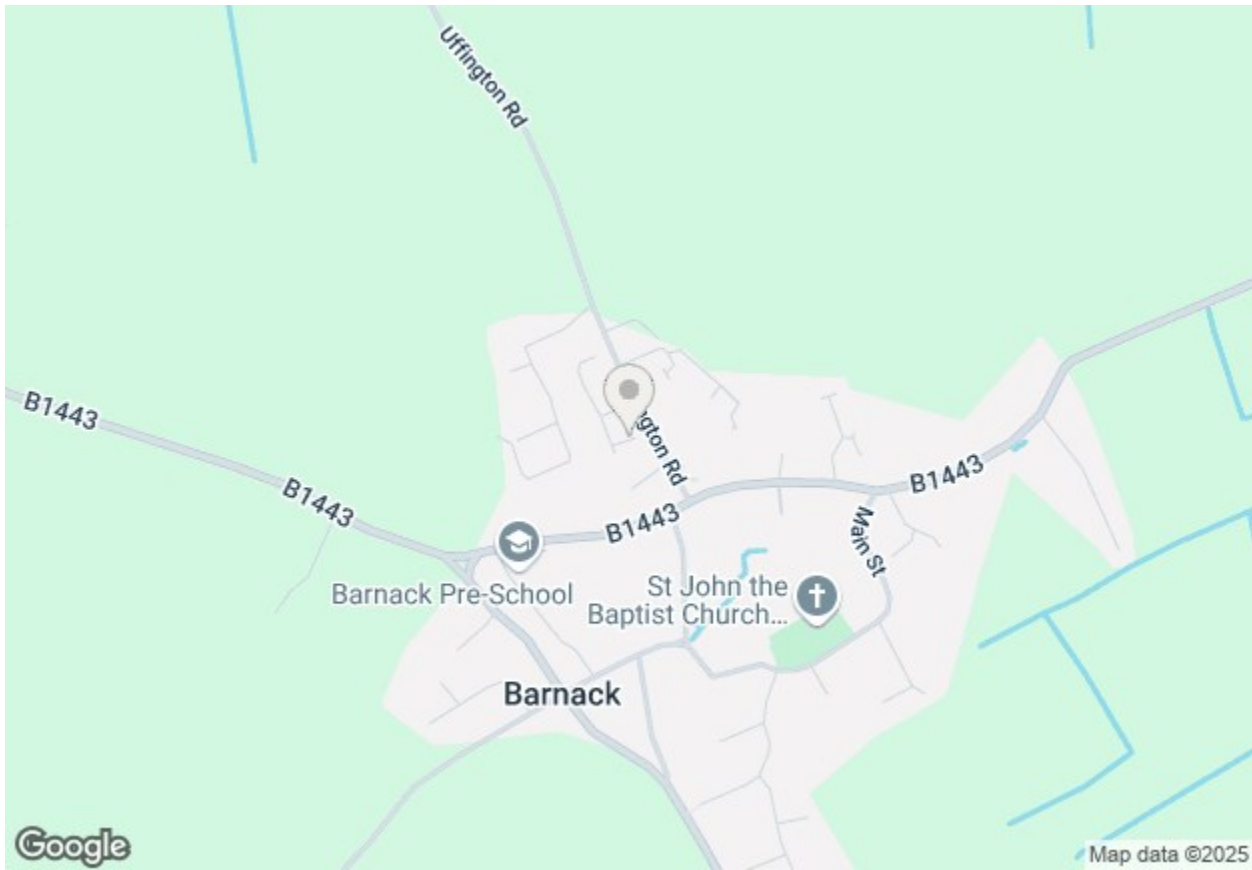




5 Paynes Field, Barnack, Stamford, PE9 3BG

This immaculately presented modern family home comes with three reception rooms and a beautiful kitchen breakfast room. As well as the welcoming entrance hall and gallery landing, there are four generous bedrooms, with the main bedroom coming with fitted wardrobes and en-suite.

The property comes with annually serviced gas fired central heating, double glazed windows with shutters and a utility room. Also, both the en-suite and the family bathroom come with baths and separate walk in showers.

The accommodation comprises: - Entrance hall, cloakroom, sitting room, dining room, breakfast kitchen, utility room, study, gallery landing, main bedroom with fitted wardrobes and en-suite, three further generous bedrooms with fitted wardrobes in bedroom two and a family bathroom.

To the side of the property is a driveway that provides off street parking and leads to the single garage that has power and light. Whilst to the rear is a thoughtfully planned landscaped, south facing patio and lawn garden with borders, that is in not overlooked.

The village of Barnack provides easy access to Stamford, Burghley House and Peterborough, and has a public house as well as the Hills and Holes which is a National Nature Reserve.

NO CHAIN
No Onward Chain £475,000 Freehold

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.

- Immaculately finished family home
 - Four generous bedrooms
 - Spacious entrance hall and gallery landing
 - Village cul-de-sac location
 - Off street parking & single garage
- Three reception rooms & a breakfast kitchen
 - Maind bedroom with fitted wardrobes & en-suite
 - Gas fired central heating
 - Landscaped south facing patio & lawn garden
 - NO CHAIN, Council Tax Band - F, EPC - B



ACCOMMODATION:

Entrance Hall

Cloakroom
1.57m x 0.89m (5'2 x 2'11)

Sitting Room
5.00m x 3.78m (16'5 x 12'5)

Dining Room
3.18m x 3.07m (10'5 x 10'1)

Kitchen Breakfast Room
6.10m x 4.06m max, 3.48m min (20' x 13'4 max, 11'5 min)

Utility Room
1.83m x 1.57m (6' x 5'2)

Study
2.97m x 2.46m (9'9 x 8'1)

Gallery Landing

Main Bedroom
4.75m into fitted wardrobes x 3.53m min (15'7 into fitted wardrobes x 11'7 min)

En-suite
2.54m max, 1.68m min x 2.06m (8'4 max, 5'6 min x 6'9)

Bedroom Two
3.84m x 3.45m (12'7 x 11'4)

Bedroom Three
3.58m max, 3.02m minx 3.53m (11'9 max, 9'11 minx 11'7)

Bedroom Four
3.71m max, 2.84m min x 3.18m max, 2.46m min (12'2 max, 9'4 min x 10'5 max, 8'1 min)

Family Bathroom
2.59m x 2.06m (8'6 x 6'9)

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io