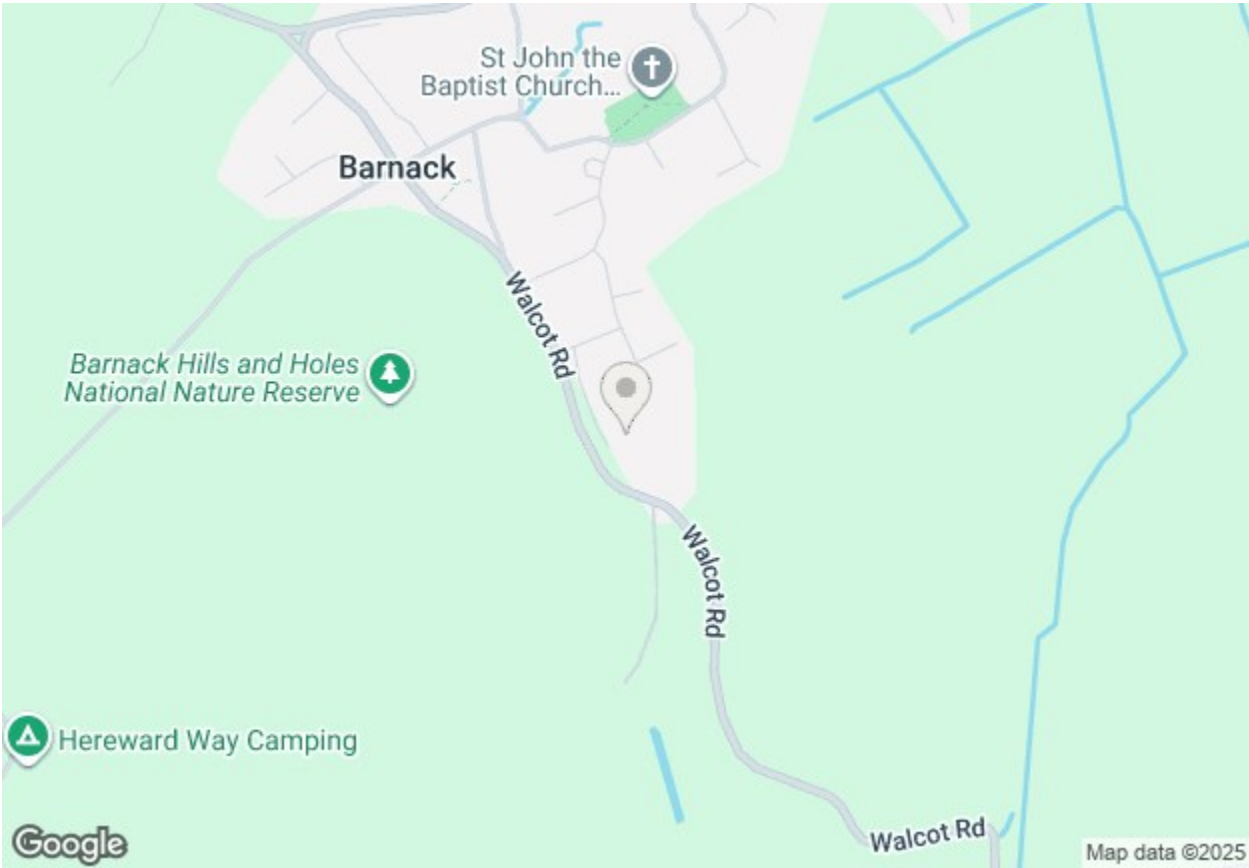




11 Whitman Close, Barnack, Stamford, PE9 3EL

Three-Bedroom detached family home with three reception rooms – Cul-de-sac position, overlooking Hills and Holes & backing onto Barnack Cricket Club

Set in a desirable cul-de-sac position within the sought-after village of Barnack, this three-bedroom detached family home enjoys an enviable outlook, overlooking the Hills and Holes National Nature Reserve to the front and backing directly onto Barnack Cricket Club to the rear.

The accommodation offers excellent versatility, with three reception rooms providing space for family living, dining, and a study or playroom. The property also includes a fitted kitchen, three bedrooms, and a family bathroom.

Externally, the home benefits from a private garden with open views across the cricket ground, while to the front there is off-road parking and a garage, enhancing its practicality.

With NO ONWARD CHAIN and convenient access to both Stamford and Peterborough, this property combines a peaceful setting with excellent transport links.

Viewing is strongly recommended to appreciate the location and potential.

Asking Price £450,000 Freehold

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		
	61	70
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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.

- Detached family home
 - Three bedrooms
 - Gas fired central heating
 - Mature lawn garden backing onto Barnack Cricket Club
 - Council Tax Band - D
- Over looking the Hills and Holes
 - Three reception rooms and a conservatory
 - Off street parking & single garage
 - NO CHAIN
 - EPC - D



ACCOMMODATION:

- Entrance Porch**
1.63m x 1.12m (5'4 x 3'8)

Entrance Hall

Cloakroom
2.29m x 0.97m (7'6 x 3'2)

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

Dining Room
3.00m x 2.97m (9'10 x 9'9)

Kitchen
4.27m x 2.97m (14' x 9'9)

Utility Room
4.45m x 2.77m (14'7 x 9'1)

Store Room
1.52m x 0.94m (5' x 3'1)

Boiler Room
1.14m x 0.94m (3'9 x 3'1)
- Study/Bedroom Four**
6.45m x 4.19m (21'2 x 13'9 max, narrowing to 5'2 min)

Conservatory
3.20m x 2.39m (10'6 x 7'10)

Landing

Main Bedroom
4.22m x 3.76m into fitted wardrobes (13'10 x 12'4 into fitted wardrobes)

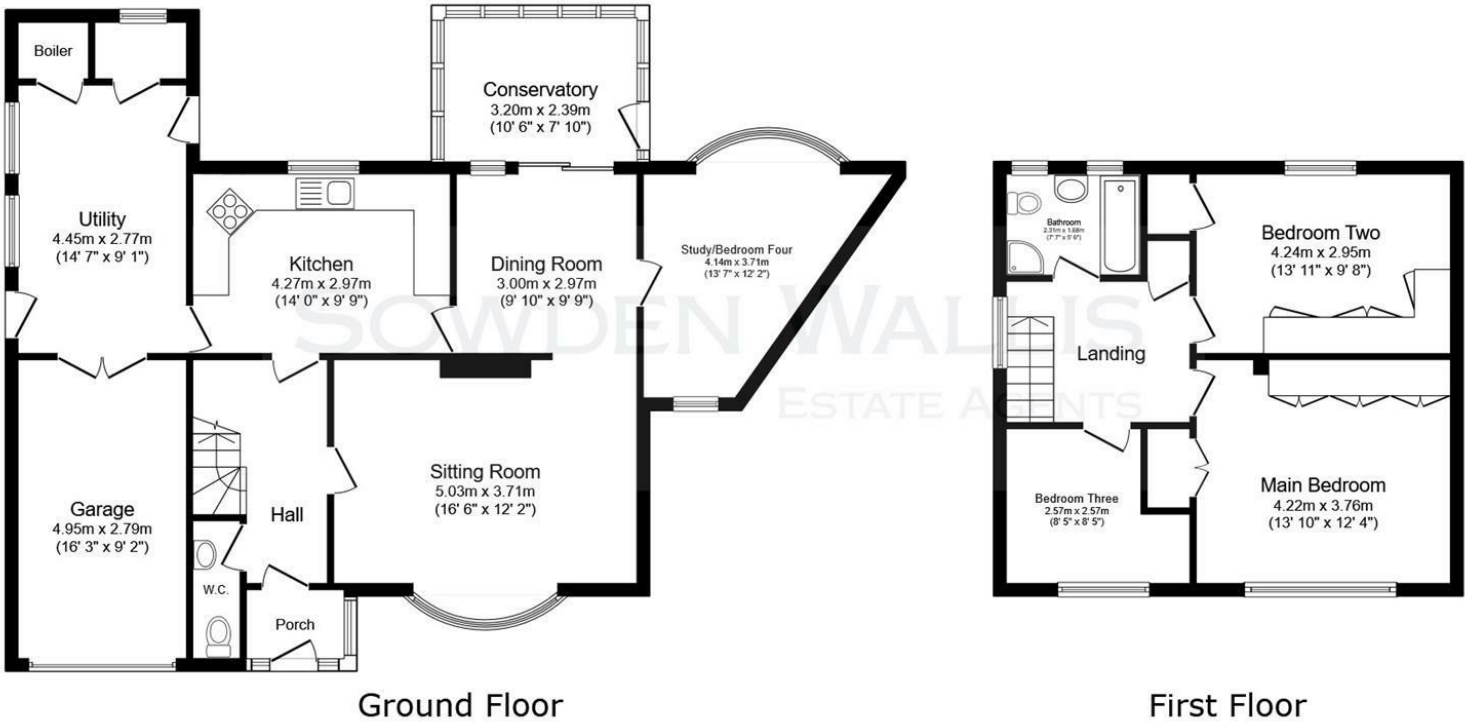
Bedroom Two
4.24m x 2.95m (13'11 x 9'8)

Bedroom Three
2.57m x 2.57m (8'5 x 8'5)

Family Bathroom
2.31m x 1.68m (7'7 x 5'6)

Integral Garage
4.95m x 2.79m (16'3 x 9'2)

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