



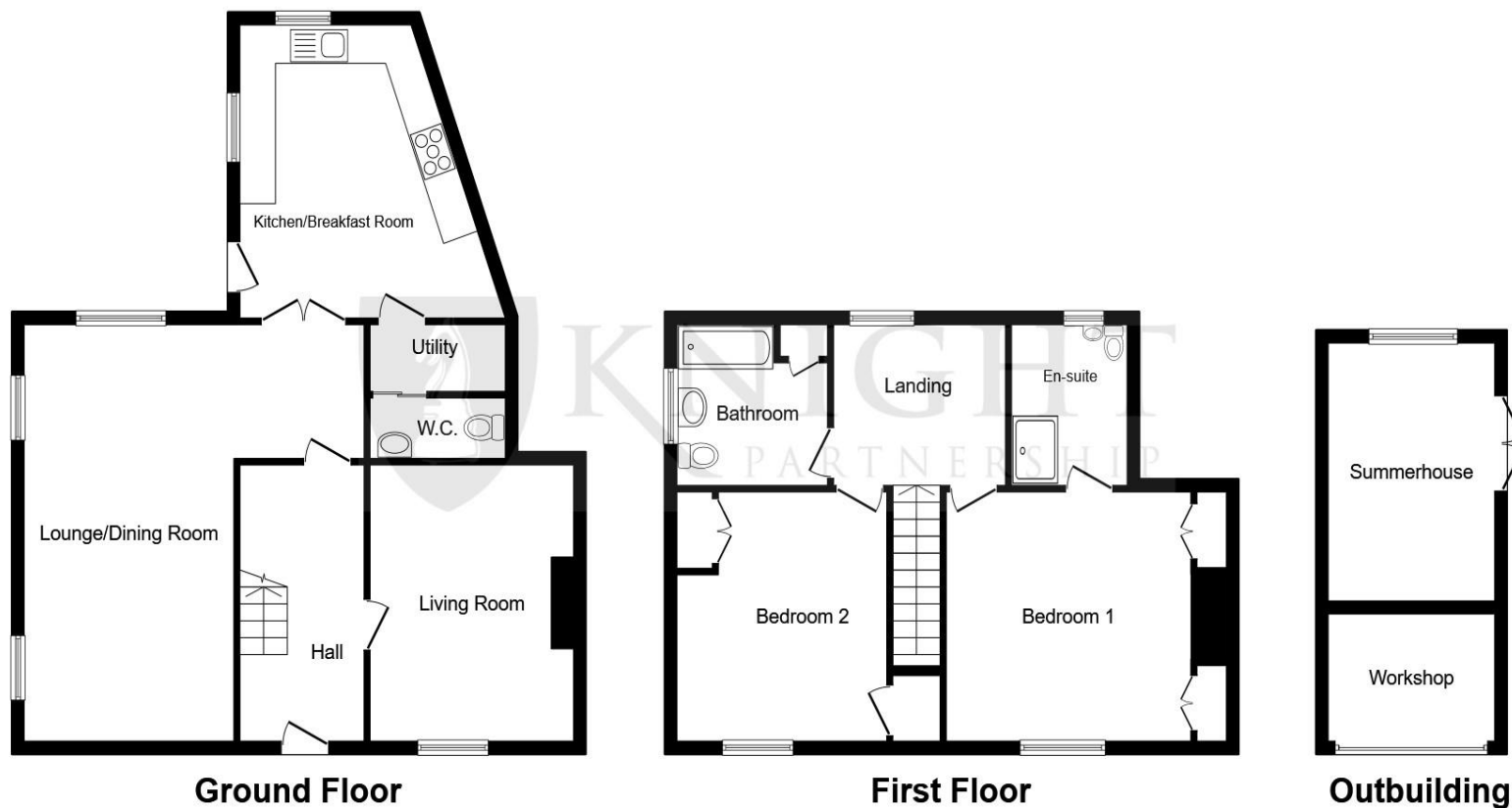
Station Road
Barnack PE9 3DW



Welcome to
Station Road
Barnack

A Characterful Cottage benefitting from thoughtfully configured living space, with features including a stunning inglenook fireplace to the main lounge, ample off road parking, workshop and garden room. Situated in the sought after village of Barnack with popular village pub just outside Stamford.





Entrance Hall

Lounge/ Dining Room
21' 5" x 18' 10" (6.53m x 5.74m)

Living Room
14' 4" x 11' 3" (4.37m x 3.43m)

Kitchen/ Beakfast Room
16' 1" x 9' 7" (4.90m x 2.92m)

Utility Room

Bedroom One
12' 9" x 13' 3" (3.89m x 4.04m)

Bedroom Two
12' 9" x 11' 8" (3.89m x 3.56m)

Bathroom
8' 4" x 8' 6" (2.54m x 2.59m)

En-Suite
8' 4" x 6' 4" (2.54m x 1.93m)

Workshop
11' 4" x 6' 7" (3.45m x 2.01m)

Summer House
13' 7" x 8' 11" (4.14m x 2.72m)

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Welcome to Station Road Barnack

- Stone Built Character Cottage
- Sought After Village Location
- Generous Living Space
- Spacious Driveway & Picturesque Garden
- Opportunity To Extend STPP
- Two Bedrooms & Two Bathrooms
- Kitchen Breakfast Room & Utility
- Lounge Dining Room & Separate Snug

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers over

£425,000



Please note the marker reflects the
postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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