



Station Road

Barnack, Stamford, PE9 3DW

Price Guide £625,000

Richardson

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An opportunity to acquire a sizable chalet bungalow on a generous wide plot extending to approximately 0.32 acre which backs onto open fields in the popular village of Barnack. The property offers spacious accommodation, and although some updating may be required, it does give buyers the chance to place their own mark on the property and remodel or extend if so desired, subject to any planning requirements. In brief the accommodation comprises, reception porch, lounge with wood burning stove, separate dining room, lobby with cloakroom, kitchen with built in appliances, breakfast room with conservatory off. Inner hall with master bedroom with built in wardrobes, second bedroom and bathroom. To the first floor a further bedroom and large loft storage room. The property has oil fired central heating and is double glazed. A gravel driveway provides off road parking and gives access to an oversized garage with covered passageway to the gardens and useful store. The plot extends to approximately 0.32 acre with lawns, vegetable area, fruit trees and backs onto open fields with a southerly aspect and lovely open views.

Entrance porch

Lounge
22'4" 13'0" (6.83m x 3.97m)

Dining room
13'0" x 10'6" (3.97m x 3.22m)

Inner lobby

Cloakroom/wc

Utility

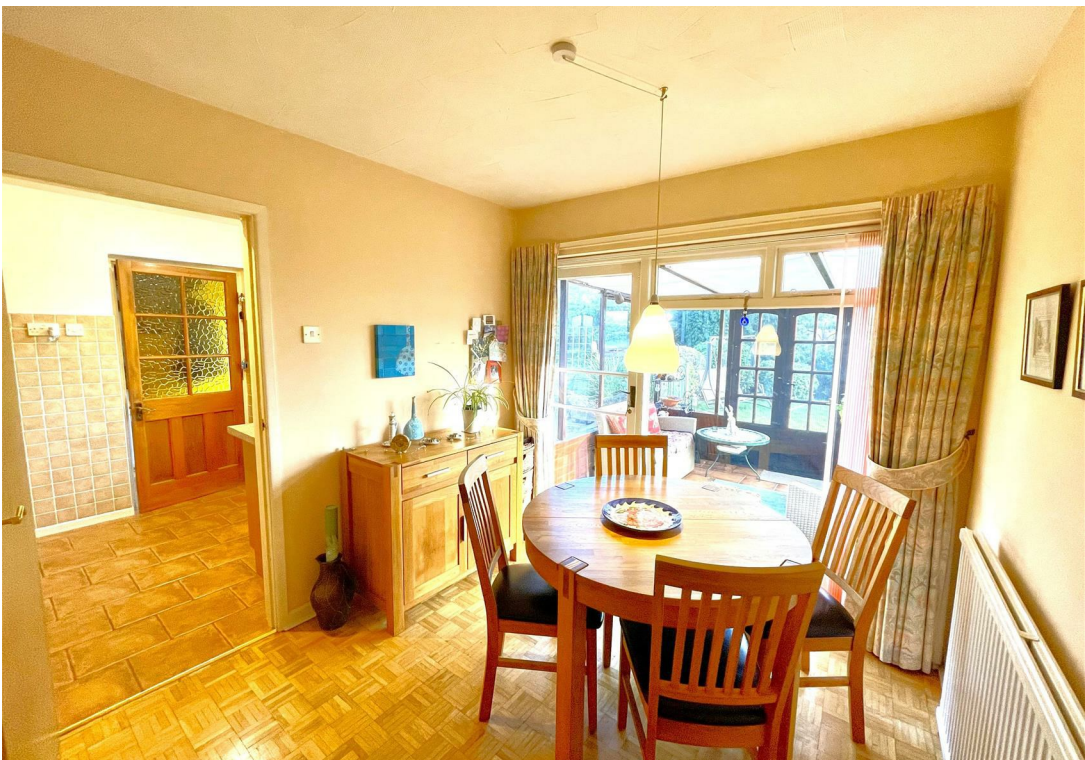
Kitchen
10'2" x 7'2" (3.1m x 2.2m)

Breakfast room
10'9" x 8'11" (3.3m x 2.73m)

Conservatory
8'11" x 8'7" (2.73m x 2.63m)

Inner hall





Bedroom
14'2" x 11'5" (4.32m x 3.5m)

Bedroom
10'9" x 10'2" (3.3m x 3.11m)

Bathroom

First floor landing

Bedroom
12'5" x 10'9" (3.81m x 3.28m)

Loft storage
18'0" x 10'9" (5.51m x 3.28m)

Garage
16'7" x 11'3" (5.06m x 3.45m)

Store
11'3" x 5'8" (3.45m x 1.74m)

External details

Lovely wide plot extending to approximately 0.32 acre with a southerly aspect over open fields.

Services

All mains services apart from gas. Oil fired central heating

Council Tax

Peterborough City Council Tax band D

Communication

According to Openreach: Ultrafast Full Fibre is available

According to Ofcom: Mobile coverage outdoor is is Likely with EE, Three, O2 and Vodafone

Agents notes

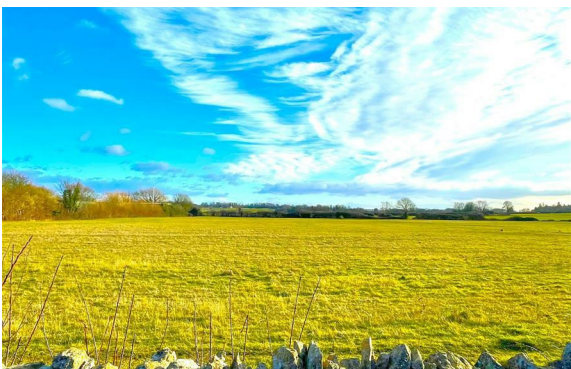
The property is within the Barnack Conservation Area.

Planning

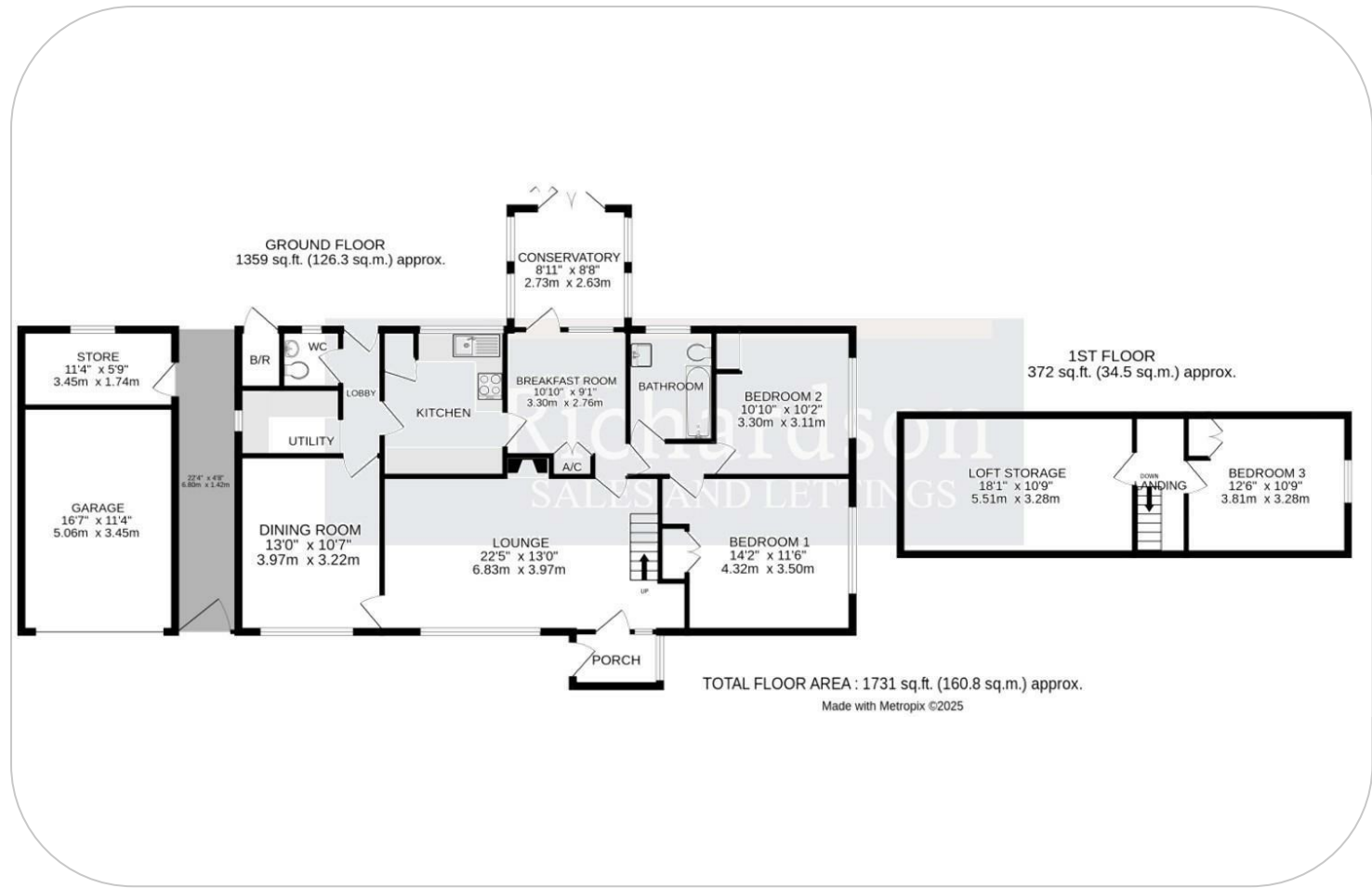
An application for an additional dwelling within the plot was refused by Peterborough City Council in August 24. Full details can be found on the Peterborough Planning portal under reference 24/00797/FUL

Viewing

By appointment with Richardson Surveyors.
post@richardsonsurveyors.co.uk



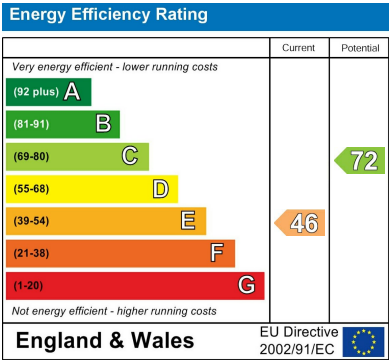
Floor Plan



Area Map



Energy Efficiency Graph



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

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