

Sissons Close Barnack, PE9 3FB

Exceptional stone-built 4-bedroom, 3 bathroom, 3 reception room executive home with double garage, off street parking and low maintenance fully enclosed rear garden set on the edge of the sought-after village of Barnack, near Stamford. Significantly upgraded since construction and now offering great space with a premium finish throughout.

£2,500 Per Calendar Month

Sissons Close

Barnack, PE9 3FB



- Stone Fronted 4 Bedroom, 3 Bathroom Detached Executive House
- Large Living Room with Box Bay - Separate Study Room
- Double Garage + Ample Off Street Parking
- Available from 21/06/2024
- 32' Open Plan Kitchen/Dining/Family Room
- Low Maintenance Enclosed Rear Garden with Ever Green Artificial Turf, Mature Trees and Patio Area
- Bedrooms and Lounge featuring Luxury Shutters to Windows
- Upgraded Kitchen with Separate Utility Room
- 4 Double Bedrooms - 2 with en-suite showers
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

13'1 x 11'1 (3.99m x 3.38m)

Living Room

17'3 x 13'9 (5.26m x 4.19m)

Office

7'5 x 6'0 (2.26m x 1.83m)

Dining Room

18'6 x 10'11 (5.64m x 3.33m)

Kitchen

14'4 x 10'1 (4.37m x 3.07m)

Utility Room

8'2 x 6'0 (2.49m x 1.83m)

Cloakroom

First Floor Landing

15'10 x 8'4 (4.83m x 2.54m)

Bedroom 1

12'9 x 10'5 (3.89m x 3.18m)

En-Suite Shower Room

Bedroom 2

12'9 x 10'2 (3.89m x 3.10m)

En-suite Shower Room

Bedroom 3

11'2 x 10'3 (3.40m x 3.12m)

Bedroom 4

11'2 x 10'2 (3.40m x 3.10m)

Family Bathroom

7'2 x 6'7 (2.18m x 2.01m)

Double Garage

Off Street Parking

Enclosed Rear Garden - Large Patio

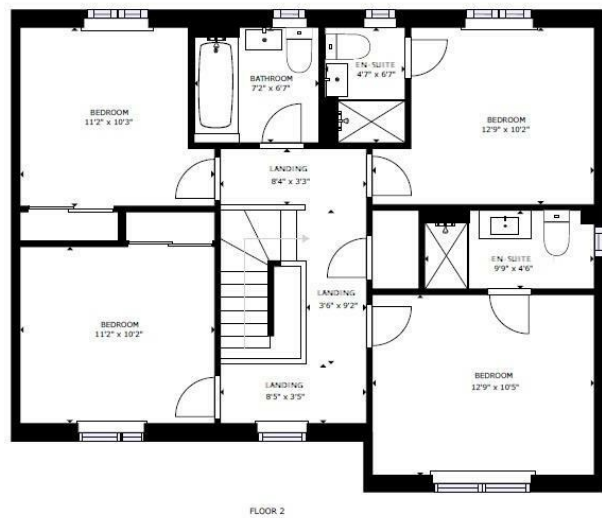
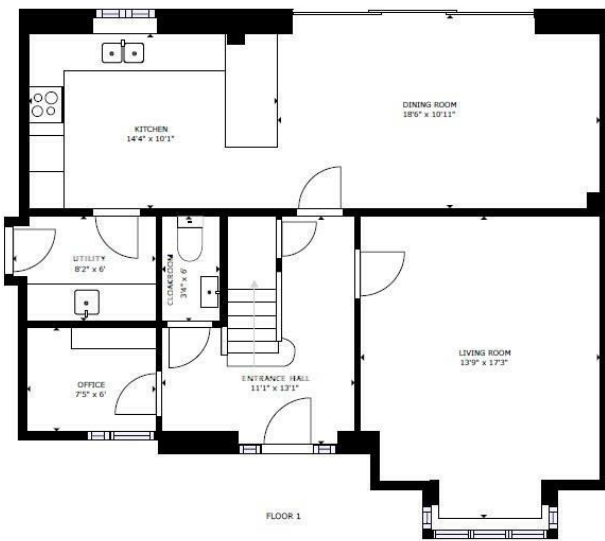


Directions

Please use the following postcode for Sat Nav guidance - PE9 2AZ



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 643 sq ft, FLOOR 2: 818 sq ft
 TOTAL: 1461 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		93
	(81-91) B	85	
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	