

Uffington Road Barnack, PE9 3DU

This impressive, 6 bedroom detached family home, set in the heart of the ever popular village of Barnack, really must be viewed to appreciate all that is on offer. The accommodation itself is cleverly arranged over 3 floors and is both very generous and finished to a high standard throughout.

£2,750 PCM

Uffington Road

Barnack, PE9 3DU



- Impressive 6 Bedroom Detached Family Home
- Large Open Plan Kitchen/Dining Room & Separate Utility Room
- Oversized Double Garage & Off Street Parking
- 6 Double Bedrooms, 2 Ensuites and a separate Family Bathroom
- Located in Popular Village of Barnack
- Available from Late August 2024
- 3 Reception Rooms and a separate Family Bathroom
- Private Enclosed Rear Garden
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hallway

12'10" x 12'10" max (3.91 x 3.91 max)

Open Plan Kitchen/Dining Room

23'6" x 15'1" max (7.16 x 4.60 max)

Utility room

7'9" x 5'5" (2.36 x 1.65)

Study/Playroom

9'0" x 9'6" (2.74 x 2.90)

Living Room

19'11" x 14'0" (6.07 x 4.27)

First Floor Landing

13'5" x 13'1" max (4.09 x 3.99 max)

Master Bedroom Suite

11'5" x 14'0" (3.48 x 4.27)

Dressing Area

Ensuite

8'4" x 6'11" (2.54 x 2.11)

Bedroom 3

9'0" x 12'6" (2.74 x 3.81)

Bedroom 4

9'4" x 13'10" (2.84 x 4.22)

Bedroom 5

11'11" x 9'2" (3.63 x 2.79)

Family Bathroom

8'9" x 7'2" (2.67 x 2.18)

Second Floor Landing/Study Area

9'10" x 13'7" (3.00 x 4.14)

Bedroom 2

15'8" x 18'1" max (4.78 x 5.51 max)

Ensuite

5'6" x 7'6" (1.68 x 2.29)

Bedroom 6

11'6" x 9'5" (3.51 x 2.87)

Double Garage & Off Street Parking to Rear

Fully Enclosed Rear Garden and Front Grassed Area

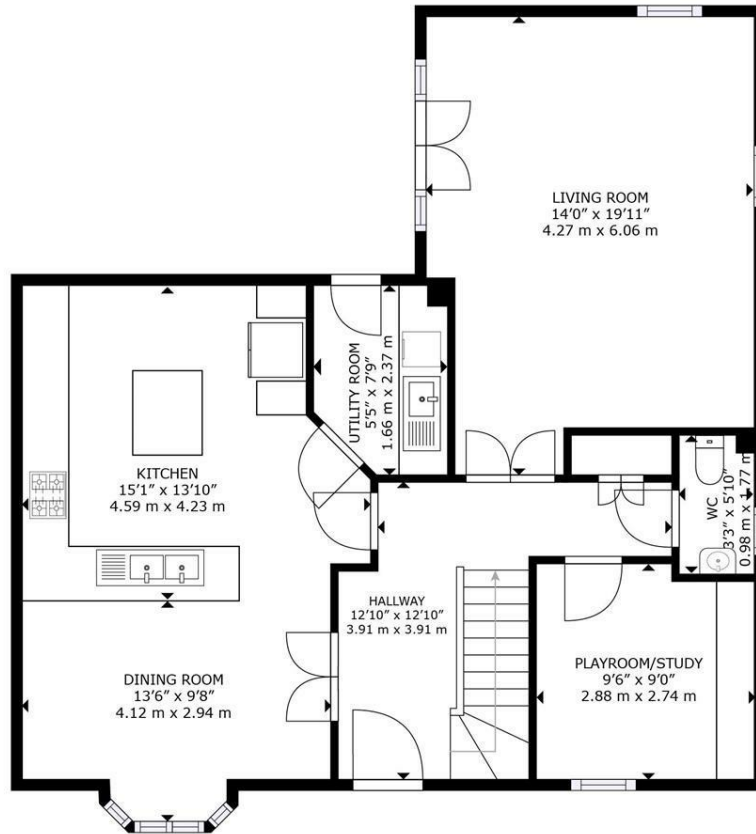


Directions

Please use post code PE9 3DU for Sat Nav assistance.



Floor Plan



GROSS INTERNAL AREA
 1ST FLOOR : 829 sq. ft. 77 m²
 2ND FLOOR : 820 sq. ft. 76 m²
 3RD FLOOR : 621 sq. ft. 57 m²
 REDUCED HEADROOM BELOW
 2.24 M: 24 sq. ft TOTAL: 2,270 sq. ft. 210 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

1ST FLOOR

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			
(81-91) B		81	86
(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	