



## Owen Close

Barnack, PE9 3EH

Set in the sought after village of Barnack sits this established and vastly improved 4 Bedroom Detached Family Home. The current owners have lived in the property for the past 20 years and during this time have thoughtfully extended and remodelled the property to create a versatile and generous family home, which now includes 3 Reception Rooms, a bespoke Kitchen, 4 Bedrooms, 3 Bathrooms all sitting in a mature private plot.

Asking Price £750,000

# Owen Close

Barnack, PE9 3EH



- Established Family Home in Sought After Village Location
- Further Potential to Extend
- 4 Bedrooms - 3 Bathrooms
- Extended & Much Improved By Current Vendors
- 3 Reception Rooms
- Established South Facing Gardens
- Quiet Cul-De-Sac Location in Generous Plot
- Bespoke Kitchen
- Please Refer to Attached KFB For Material Information Disclosures

## Entrance Porch

7'9" x 9'0" (2.36m x 2.74m)

## Hallway

4'4" x 13'5" (1.32m x 4.09m)

## Cloakroom

3'9" x 7'6" (1.14m x 2.29m)

## Living Room

16'9" x 16'0" (5.11m x 4.88m)

## Study

10'1" x 9'10" (3.07m x 3.00m)

## Kitchen

14'11" x 9'10" (4.55m x 3.00m)

## Dining Room

10'10" x 9'4" (3.30m x 2.84m)

## Family Room

10'11" x 18'3" (3.33m x 5.56m)

## Utility Room

11'9" x 7'4" (3.58m x 2.24m)

## Boiler Room

11'9" x 6'1" (3.58m x 1.85m)

## Landing

7'3" x 7'8" (2.21m x 2.34m)

## Master Bedroom

10'10" x 21'10" (3.30m x 6.65m)

## En Suite Bathroom

10'10" x 5'11" (3.30m x 1.80m)

## Bedroom 2

14'0" x 9'10" (4.27m x 3.00m )

## En Suite Shower Room

4'7" x 5'6" (1.40m x 1.68m)

## Bedroom 3

14'0" x 12'7" (4.27m x 3.84m)

## Bedroom 4

10'4" x 8'9" (3.15m x 2.67m)

## Family Bathroom

7'10" x 5'8" (2.39m x 1.73m)

## Garage

12'1" x 12'7" (3.68m x 3.84m)



## Directions

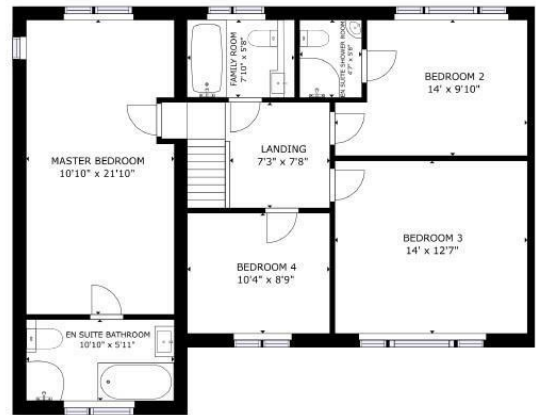
Please use the following postcode for Sat Nav guidance - PE9 3EH



# Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 1201 sq ft, FLOOR 2: 878 sq ft  
 EXCLUDED AREA; GARAGE: 152 sq ft  
 TOTAL: 2079 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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 73                      | 80        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |