

Sissons Close

Barnack, PE9 3FB

Modern 5 Bedroom, 3 bathroom Family Home combining modern comfort with luxurious Convenience. This beautifully presented and upgraded property sits in the heart of the development on the edge of the ever popular village of Barnack, within easy access of the Village School and just a few minutes from Stamford Town and its many local amenities. VIEWING A MUST

£579,950

Sissons Close

Barnack, PE9 3FB



- Detached Family Home in Sought After Village Location
- Remodelled and Refitted High End Kitchen/Diner
- Off Street Parking for up to 2 Cars & Single Garage
- 5 Bedrooms, 3 Bathrooms
- Living Room & Separate Study
- Enclosed Rear Garden
- Smart Living Upgrades Throughout
- Highly Efficient House with Tado Computerised Heating System
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

12'8 x 6'6 max (3.86m x 1.98m max)

Living Room

15'6 x 11'4 (4.72m x 3.45m)

Kitchen/Dining Room

14'8 x 23'7 max (4.47m x 7.19m max)

Study

8'10 x 5'9 (excluding cupboards)
(2.69m x 1.75m (excluding cupboards))

Cloakroom

First Floor Landing

Bedroom 1

11'4 x 10'3 excluding built in wardrobe (3.45m x 3.12m excluding built in wardrobe)

Ensuite

Bedroom 2

10'3 x 9'4 (3.12m x 2.84m)

Bedroom 3

11'4 x 9'4 (3.45m x 2.84m)

Bedroom 4

10'2 x 6'10 (3.10m x 2.08m)

Inner Hall

Second Floor

Bedroom 5

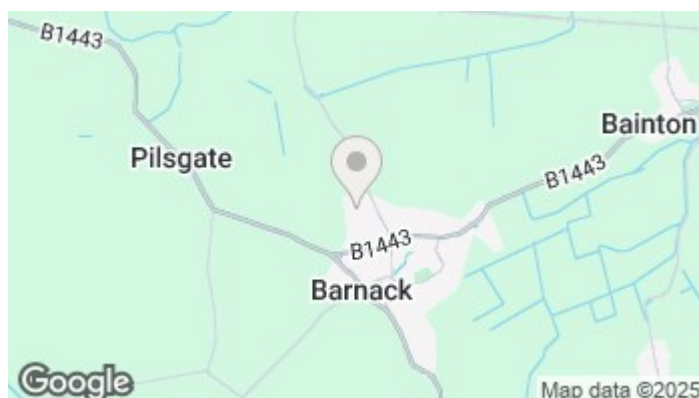
19'10 x 10'0 (6.05m x 3.05m)

Ensuite

11'1 x 7'10 (3.38m x 2.39m)

Enclosed Rear Garden

Parking and single garage

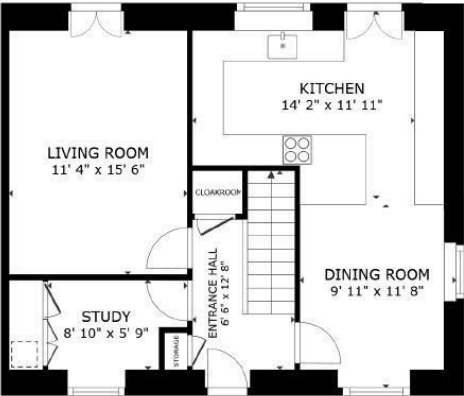


Directions

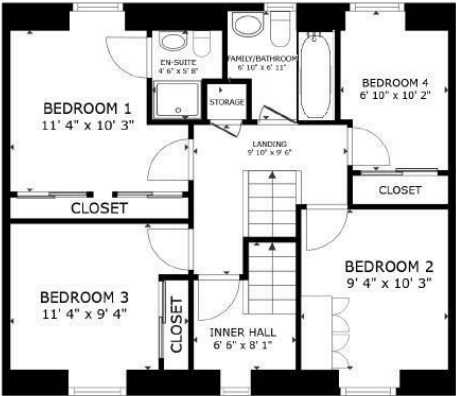
Please use Postcode PE9 3FB for Sat-Nav assistance



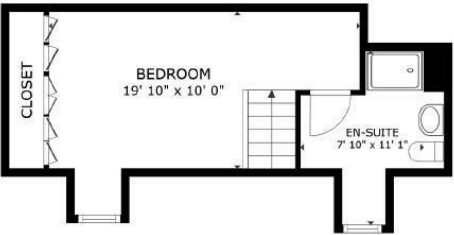
Floor Plan



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 648 sq.ft. FLOOR 2 668 sq.ft. FLOOR 3 282 sq.ft.
TOTAL : 1,598 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	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