



24 Paynes Field, Barnack, Stamford, PE9 3BG

Immaculately presented throughout, this exceptional four double bedroom detached family home occupies a quiet cul-de-sac position within the highly sought-after village of Barnack. Offering spacious and versatile accommodation, the property is perfectly suited to modern family living and is ideally positioned for access to a number of highly regarded schools, including Barnack Primary School, Copthill Independent School and Stamford School.

The accommodation is thoughtfully designed and centres around a stunning open-plan kitchen family room, creating a superb space for everyday living and entertaining while enjoying views over the rear garden. Complementing this are three further reception rooms, including a welcoming sitting room featuring a wood-burning stove, a separate study ideal for home working and a versatile playroom. A utility room and ground floor cloakroom complete the accommodation.

To the first floor, the impressive principal suite benefits from a dressing area and stylish en-suite shower room, while the generous guest bedroom also enjoys its own en-suite. Two further double bedrooms are served by a contemporary family bathroom, providing excellent accommodation for growing families.

Externally, the property benefits from a driveway providing ample off-street parking and access to a double garage. The beautifully landscaped rear garden is predominantly laid to lawn with mature planting, numerous fruit trees and a superb wooden gazebo, creating an outstanding space for outdoor dining and entertaining.

Located just under four miles from Stamford and approximately ten miles from Peterborough, Barnack is one of the area's most desirable villages, offering an excellent community, a popular village pub, Barnack Primary School and easy access to the surrounding countryside, including Barnack Hills & Holes Nature Reserve.

Combining spacious accommodation, high-quality presentation and an enviable village location, this outstanding family home is viewing

Asking Price £525,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Detached family home
 - Immaculately presented
 - Guest bedroom with en-suite
 - Stylish kitchen family room
 - Easy access to Stamford & Peterborough
- Village cul-de-sac location
 - Master bedroom with dressing room & en-suite
 - All four bedrooms are doubles
 - Double garage with off street parking
 - EPC - C, Council Tax Band - F



ACCOMMODATION:

- Entrance Hall**

Cloakroom

Sitting Room
5.11m x 3.68m (16'9 x 12'1)

Kitchen Family Room
6.48m x 4.39m max, 3.10m min (21'3 x 14'5 max, 10'2 min)

Utility Room
2.24m x 1.57m (7'4 x 5'2)

Play Room
3.53m x 2.51m min (11'7 x 8'3 min)

Study
2.84m x 2.16m (9'4 x 7'1)

Landing
- Main Bedroom**
5.13m max x 3.61m (16'10 max x 11'10)

Dressing Area
3.18m x 1.60m (10'5 x 5'3)

En-suite
2.62m x 2.16m (8'7 x 7'1)

Guest Bedroom
3.61m x 3.20m (11'10 x 10'6)

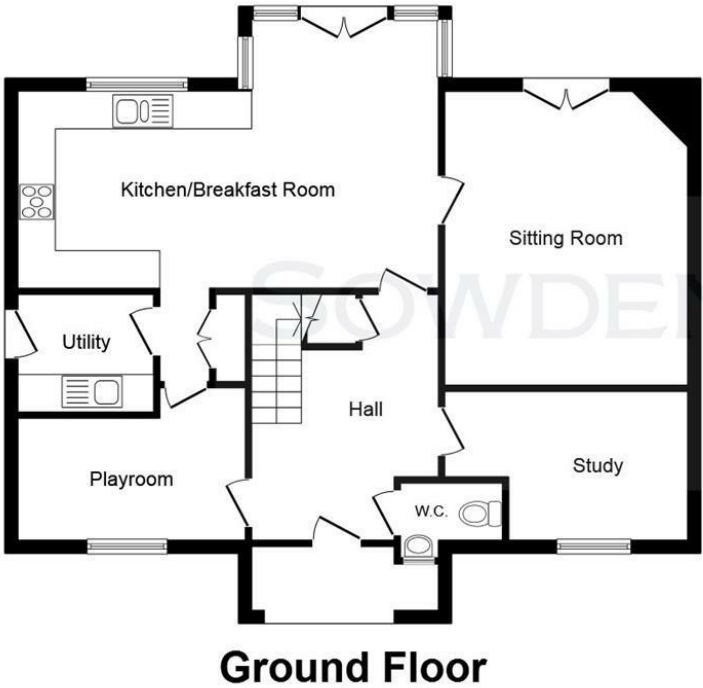
En-suite

Bedroom Three
3.38m x 2.92m (11'1 x 9'7)

Bedroom Four
3.61m x 3.25m max, 2.82m min (11'10 x 10'8 max, 9'3 min)

Family Bathroom
2.03m x 1.70m min (6'8 x 5'7 min)

FLOOR PLAN:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox