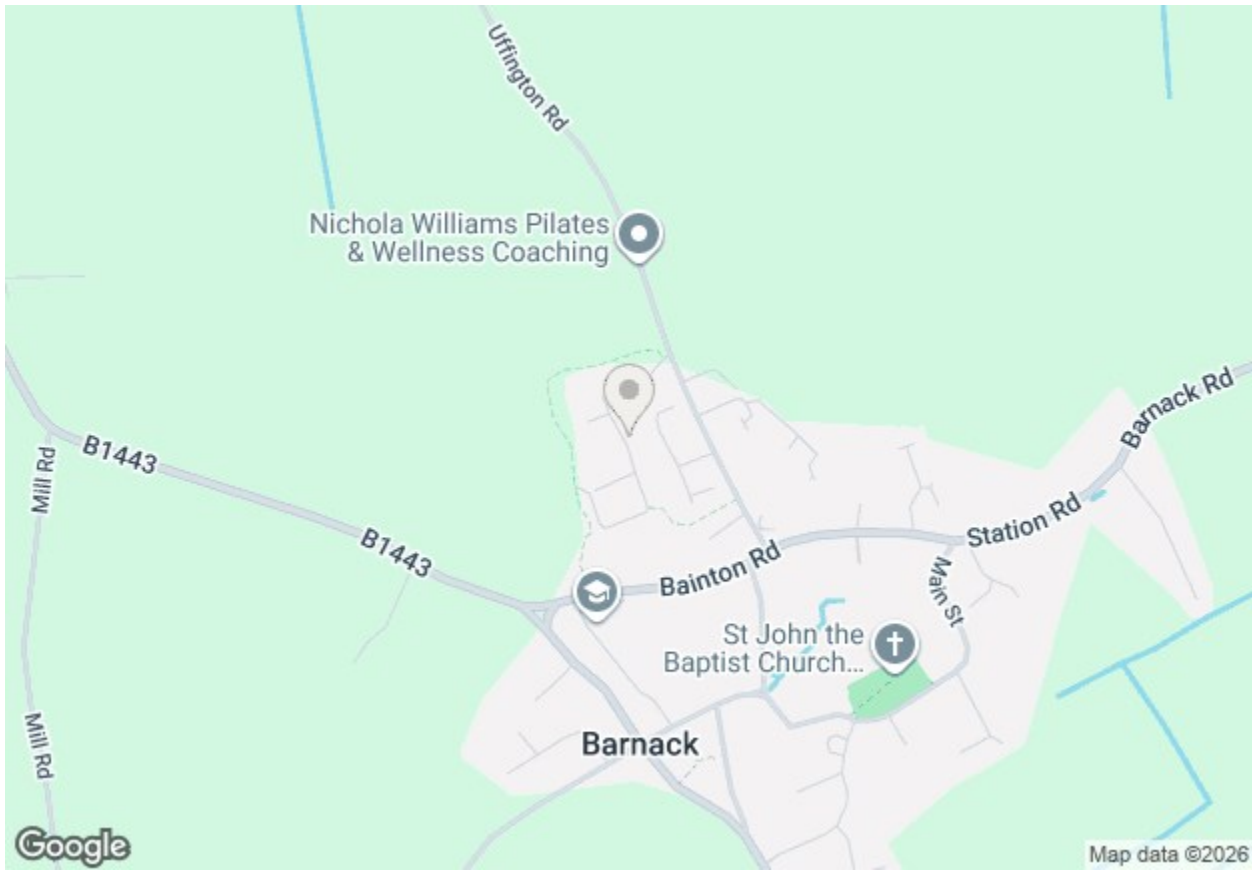




21 Sissons Close, Barnack, Stamford, PE9 3FB

This well-presented four-bedroom detached family home offers spacious and well-appointed accommodation, ideally suited to modern family living. Situated within a popular residential location, the property provides easy access to Stamford, Peterborough and the A1, while also being within easy reach of the beautiful surroundings of Burghley House and Barnack Hills & Holes Nature Reserve.

The accommodation is thoughtfully arranged and includes a spacious kitchen diner, providing an excellent hub for everyday family life and entertaining. Complementing this are two generous reception rooms, including an attractive bay-fronted sitting room, offering flexible living space for a growing family.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom benefiting from a stylish en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Further benefits include gas-fired central heating and double glazing throughout.

Externally, the property enjoys a driveway providing ample off-street parking and access to a single garage. The beautifully landscaped rear garden features a patio seating area and lawn, creating an ideal space for outdoor dining, entertaining and family enjoyment.

Combining spacious accommodation, a convenient location and excellent access to local amenities, schooling and transport links, this superb family home offers an excellent opportunity for a wide range of buyers. Viewing is highly recommended.

Asking Price £479,995 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.

- Modern four bedroom family home
 - Open plan kitchen diner
 - Gas fired central heating
 - Modern family bathroom
 - Driveway and single garage
- Spacious bay fronted sitting room
 - Study, cloakroom and utility room
 - Principal bedroom with en-suite
 - Landscaped garden
 - Council Tax Band - E, EPC -



ACCOMMODATION:

- Entrance Hall**
1.98m x 4.83m (6'6 x 15'10)

Sitting Room
4.83m x 3.48m opening to 5.46m (15'10 x 11'5 opening to 17'11)

Downstairs W/C
0.86m x 1.65m (2'10 x 5'5)

Kitchen Diner
2.72m x 8.05m x 3.33m (8'11 x 26'5 x 10'11)

Utility
2.44m x 1.78m (8 x 5'10)

Study
2.39m x 2.34m (7'10 x 7'8)

Landing
- Pincipal Bedroom**
3.38m x 4.27m (11'1 x 14)

En-Suite
2.26m x 1.52m (7'5 x 5)

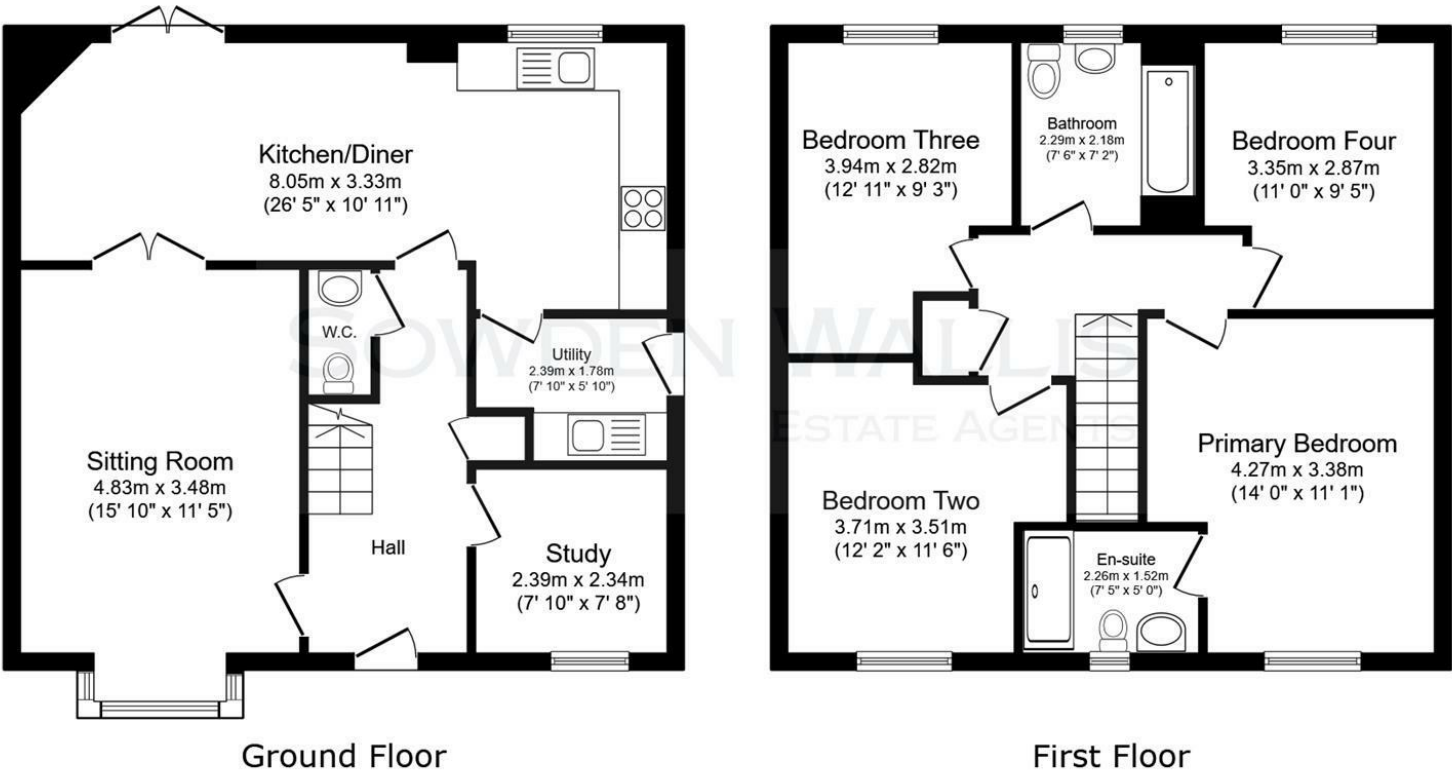
Bedroom Two
min 2.74m x 3.05m 0.61m, max 3.51m x 3.71m (min 9 x 10' 2, max 11'6 x 12'2)

Bedroom Three
3.94m x 2.82m (12'11 x 9'3)

Bedroom Four
3.35m x 2.87m (11 x 9'5)

Family Bathroom
2.29m x 2.18m (7'6 x 7'2)

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io