



52 Sissons Close, Barnack
£420,000

 **NEWTON FALLOWELL**

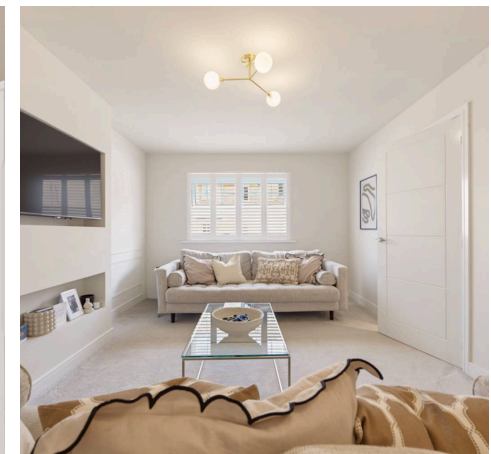
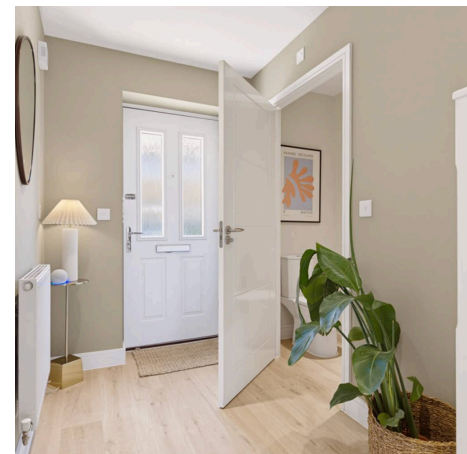
Newton Fallowell are delighted to present this beautifully presented four-bedroom detached family home, situated within a quiet cul-de-sac in the highly desirable village of Barnack. Ideally positioned just a short drive from the historic town of Stamford and Peterborough's mainline railway station, this impressive home offers spacious and versatile accommodation, landscaped gardens, off-road parking and a single garage.

Upon entering the property, you are welcomed by a bright and spacious entrance hall providing access to the principal ground floor accommodation and stairs rising to the first floor. There is a convenient downstairs WC, an understairs storage cupboard, and a generous living room, which has recently been redecorated by the current owners and enhanced with a stylish media wall, creating the perfect space to relax.

The heart of the home is the stunning open-plan kitchen, dining and family area to the rear. Designed with modern family living in mind, this superb space has been further improved by the addition of a central island, providing extra storage, additional workspace and an ideal spot for entertaining. French doors open directly onto the rear garden, allowing plenty of natural light to flood the room and seamlessly connecting the indoor and outdoor living spaces.

The first floor comprises three generous double bedrooms and a fourth single bedroom, currently utilised as a home office and dressing room. The principal bedroom benefits from a contemporary en-suite shower room, while the remaining bedrooms are served by a modern three-piece family bathroom.

Externally, the property enjoys a private and beautifully landscaped rear garden, featuring a generous patio area that is perfect for outdoor dining and entertaining, with the remainder mainly laid to lawn. To the front, there is off-road parking for two vehicles alongside a single garage.





Lounge

15' 9" x 11' 1" (4.80m x 3.38m)

Open Plan Kitchen / Diner

19' 11" x 14' 3" (6.07m x 4.34m)

WC

2' 9" x 6' 9" (0.85m x 2.05m)

Bedroom One

11' 3" x 12' 11" (3.44m x 3.94m)

En-Suite

4' 6" x 7' 0" (1.38m x 2.13m)

Bedroom Two

10' 6" x 9' 5" (3.20m x 2.88m)

Bedroom Three

10' 1" x 7' 0" (3.08m x 2.14m)

Bedroom Four

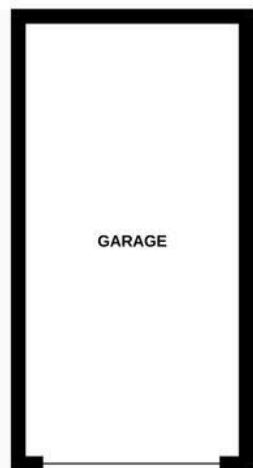
8' 4" x 6' 6" (2.53m x 1.99m)

Bathroom

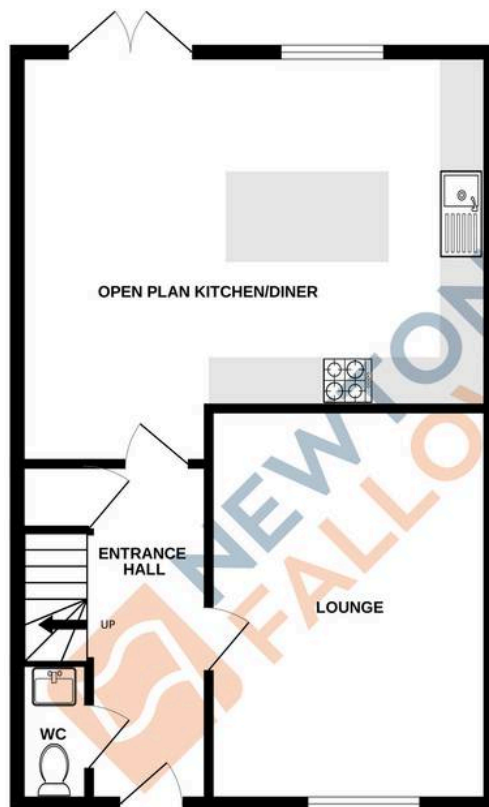
7' 1" x 6' 4" (2.16m x 1.93m)



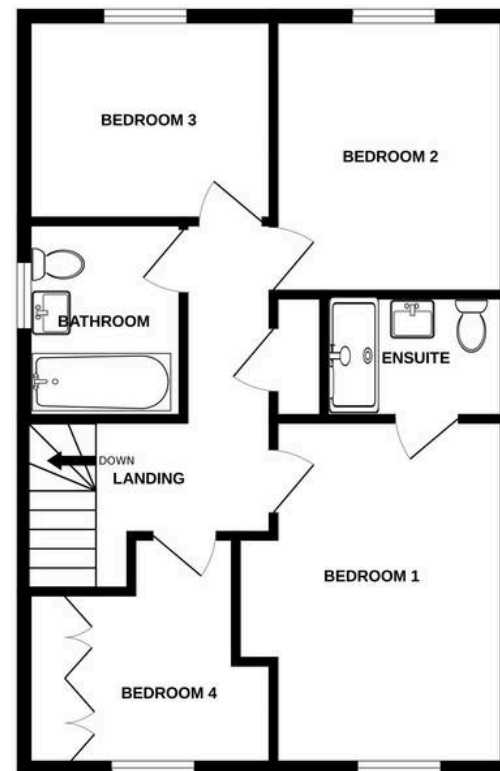
OUTSIDE
163 sq.ft. (15.1 sq.m.) approx.



GROUND FLOOR
569 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Stamford

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