



17 Paynes Field

BARNACK

17, PAYNES FIELD, BARNACK, STAMFORD, PE9 3BG

Set within an ideal location, this impressive home provides an exceptional setting for modern family life. Beautifully presented throughout, the property has been thoughtfully designed to offer flexible accommodation that adapts effortlessly to the needs of a growing family, with generous proportions, contemporary finishes and a wonderful feeling of light and space.



Step Inside

The welcoming reception hall sets the tone for the home, leading through to a peaceful sitting room with an attractive bay window, creating a light and comfortable space to relax and unwind. A second reception room, currently arranged as a playroom, offers excellent flexibility and could equally serve as a dedicated home office, snug or additional living space to suit individual needs.



At the heart of the home is the impressive refitted open-plan kitchen/dining/living area, creating a superb space for both everyday living and entertaining. Beautifully appointed with integrated appliances and thoughtfully designed for modern lifestyles, it provides the perfect environment for relaxed family gatherings, morning coffee or evenings spent hosting friends. Two sets of double doors open directly onto the garden, allowing the living space to flow naturally outside.

Completing the ground floor accommodation is a useful utility room, fitted with cabinetry to complement the kitchen, a sink and space for white goods, while also housing the gas central heating boiler.

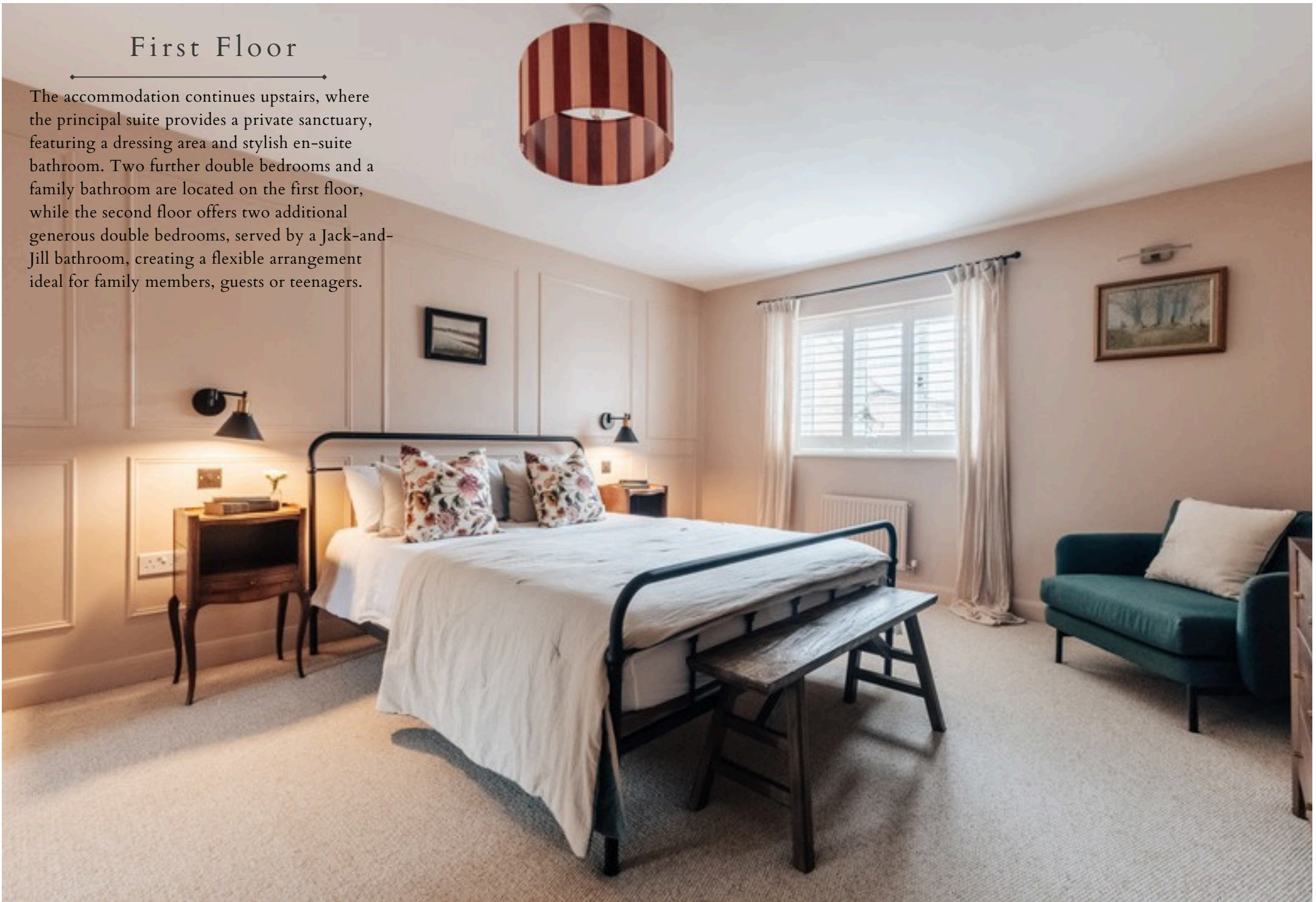
A guest cloakroom is conveniently positioned off the hallway, adding further practicality to this well-considered family home.





First Floor

The accommodation continues upstairs, where the principal suite provides a private sanctuary, featuring a dressing area and stylish en-suite bathroom. Two further double bedrooms and a family bathroom are located on the first floor, while the second floor offers two additional generous double bedrooms, served by a Jack-and-Jill bathroom, creating a flexible arrangement ideal for family members, guests or teenagers.









Step Outside

One of the real highlights of this home is the generous rear garden. Exceptionally private and enclosed, it offers a rare sense of space and seclusion, with a terrace area ideal for outdoor dining and entertaining, together with a substantial lawn providing plenty of room for children to play or for garden enthusiasts to enjoy.

A double garage and block paved driveway provide excellent parking and storage, adding further practicality to this already impressive home.

Combining elegant presentation, flexible accommodation and an exceptional private garden, this is a home that offers the perfect balance of modern family living and village lifestyle.

Local Amenities

Barnack is renowned for its village charm, strong community and enviable position, offering beautiful countryside nearby while remaining within easy reach of Stamford, Peterborough and excellent transport links.

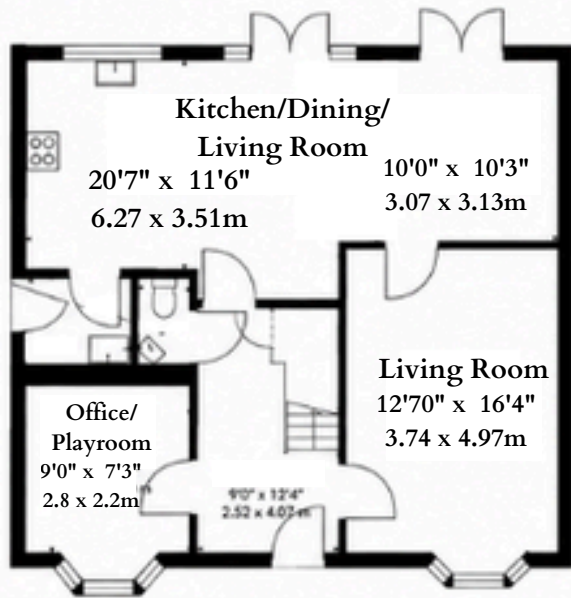
Services

Mains water, drainage, and electric are understood to be connected. The property has gas fired central heating. None of the services nor appliances have been checked by the agent.

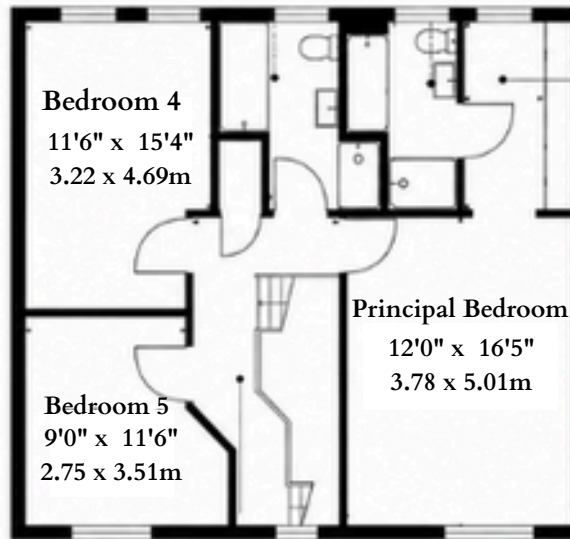




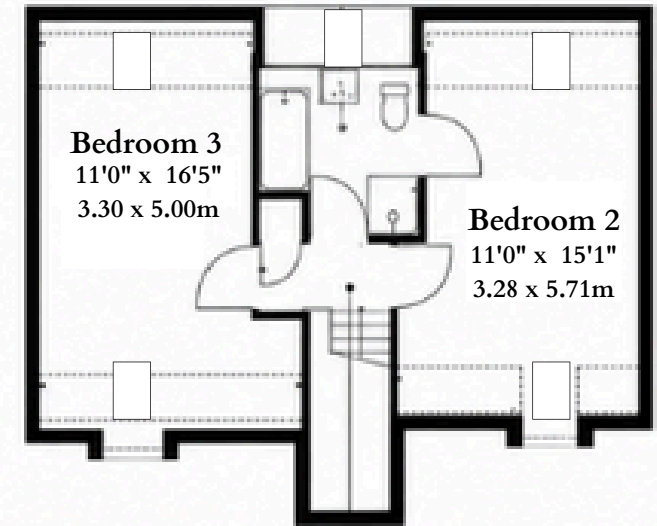
The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



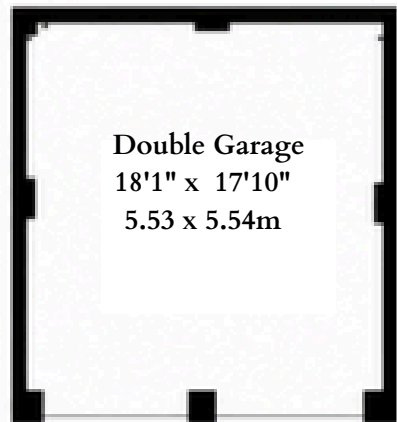
Ground Floor



Floor



Second Floor



Floorplan

Ground Floor Approx: 823.65 sq ft (76.52 Sq M)

First Floor Approx: 804.17 sq ft (74.71 Sq M)

Second Floor Approx: 530.34 sq ft (49.27 Sq M)

Garage: 312.37 sq ft (29.02 Sq M)

Total Area : Approx 2470.53 sq ft (229.52 Sq M)

Fixtures & Fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

Finer Details

Local Authority: Peterborough City Council
Council Tax Band: G

Tenure: Freehold

Possession: Vacant upon completion

EPC Rating: 80 | C

EPC Rating Potential: 86 | B



Digby & Finch

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