

17 Paynes Field, Barnack, Stamford

This beautifully presented five-bedroom home in Barnack boasts a large kitchen/diner with integrated appliances, a spacious rear garden, double garage, and ample parking. Just a 10-minute drive from Stamford and with easy access to Peterborough, it's an ideal family home.

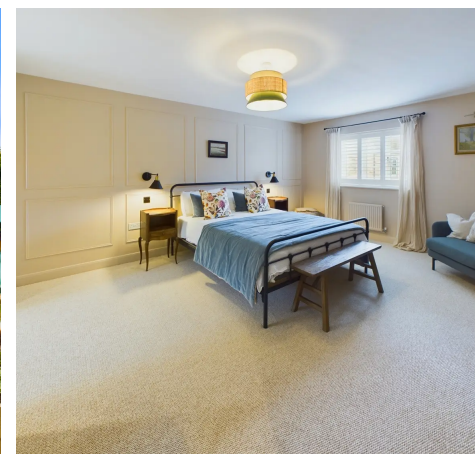
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Located in the highly sought-after area of Barnack
- Just 10 minutes to Stamford town centre, and offering easy access to Peterborough
- Playroom and study on the ground floor
- Open plan kitchen diner with double doors to garden
- Double garage and driveway with parking for up to four vehicles
- Five double bedrooms, two with en-suite bathrooms
- Principal suite with dressing area and en-suite bathroom
- Enclosed rear garden featuring a patio and lawn area



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17 Paynes Field, Barnack, Stamford

Nestled in the sought-after village of Barnack, this stunning five-bedroom detached home offers an exceptional standard of living with its spacious and well-appointed interiors. The heart of the home is the expansive kitchen/diner, fully equipped with integrated appliances, including a dishwasher, freezer, wine fridge, hob, cooker hood, and two ovens, perfect for daily family life and entertaining.

The living space extends into a welcoming playroom, a further reception is currently used as a study and a WC on the ground floor caters to the needs of a modern family.

The first floor houses the luxurious principal suite, featuring a dressing area and en-suite bathroom; two additional beautifully presented double bedrooms and a family bathroom with a four-piece suite complete this floor.

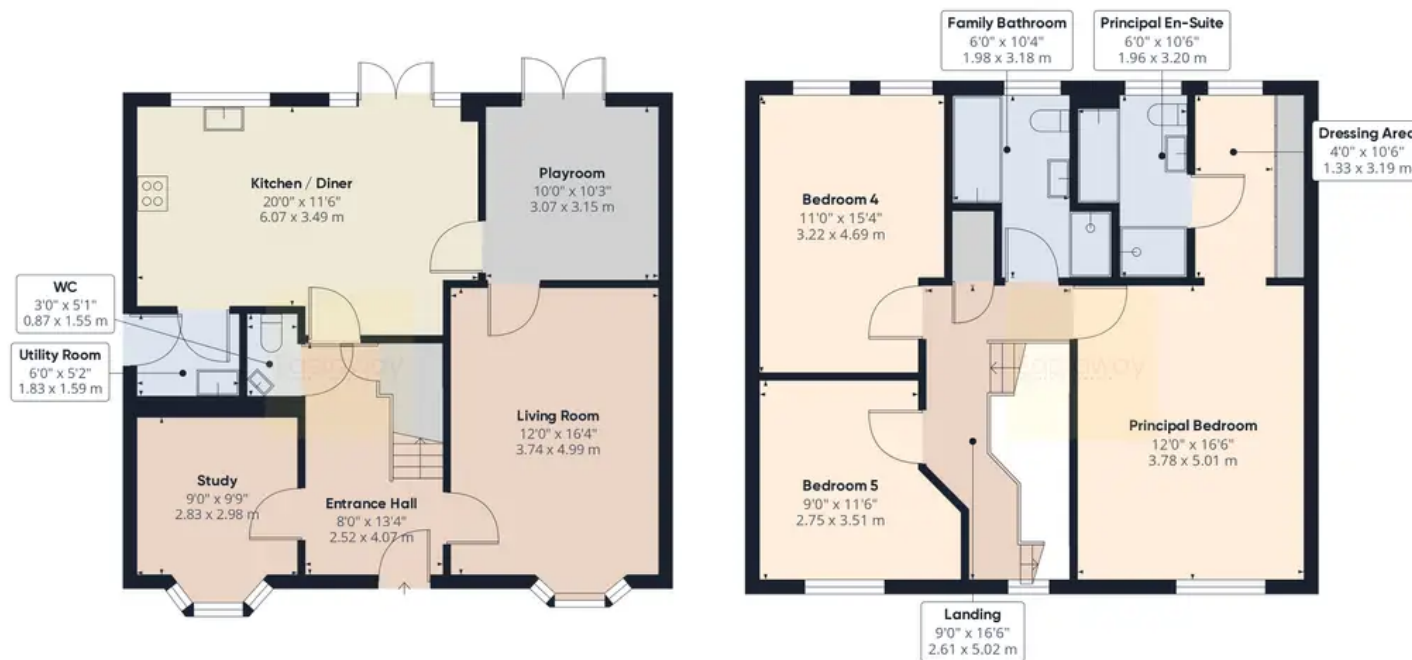
On the second floor, two large double bedrooms have dual-aspect windows that flood the space with light. The landing and bedroom 2 share a Jack-and-Jill bathroom with a four-piece suite comprising a bath, shower, WC, and basin.

Externally, the property impresses with its enclosed rear garden, complete with a patio and lawn area, ideal for outdoor gatherings and children's play. The double garage and driveway provide ample parking space for up to six vehicles.

This home is impeccably presented throughout, located just a 10-minute drive from the charming Stamford town centre and offering easy access to Peterborough. Its blend of comfort, style, and practicality makes it an ideal family home for those who want a practical home that offers both beauty and functionality.

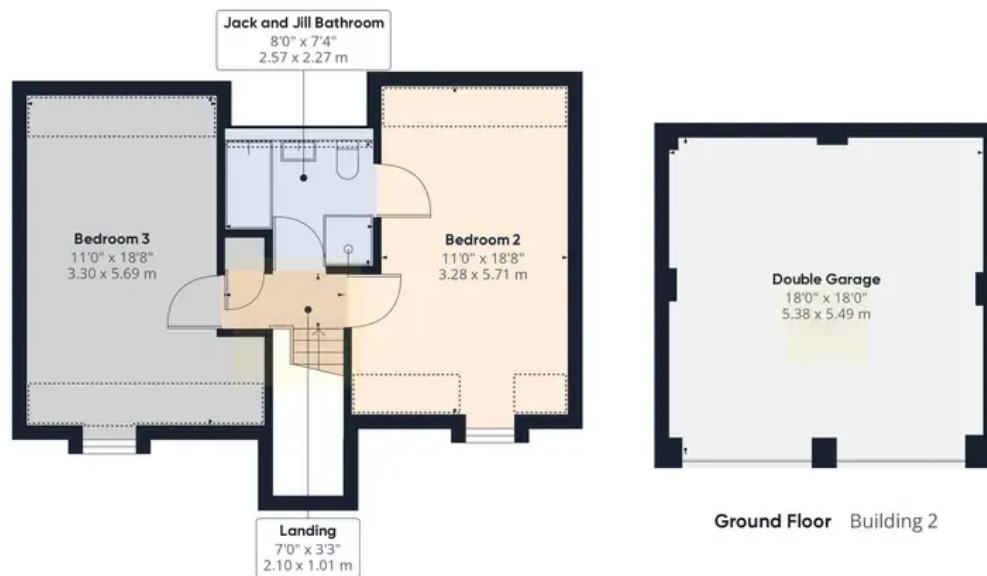


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Ground Floor Building 1

Floor 1 Building 1



Floor 2 Building 1

Ground Floor Building 2

Approximate total area⁽¹⁾

2470.53 ft²

229.52 m²

Reduced headroom

101.93 ft²

9.47 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

The Important Details

This house is a freehold property spanning approximately 0.11 acres (431 sq metres).

It enjoys all main services (gas, electricity, water, sewage) and is under the jurisdiction of the Peterborough Council Tax Band: G, EPC Rating: C).

Mobile Coverage is considered Good with EE and O2 and Okay Three and Vodafone.

Average broadband speed – 17mb for basic, 56mb for superfast and overall.

Please note that information regarding mobile phone coverage and broadband speeds is automatically generated using publicly available data. It should not be relied upon for accuracy. You should verify the information independently.



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