

42 Sissons Close, Barnack, Stamford, PE9 3FB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			97
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Set in the popular village of Barnack, this immaculately presented and improved three bedroom detached home offers stylish accommodation that has been greatly up-graded. The Master bedroom comes with an en-suite shower room, with the kitchen featuring a quartz worksurface, dishwasher and fridge freezer.

There is a good sized sitting room that opens onto the enclosed rear patio and lawn garden, that also features a garden shed and outside tap.

The accommodation comprises: - Entrance hall, cloakroom, store cupboard, sitting room, kitchen, landing Master bedroom with en-suite, two further bedrooms and a family bathroom.

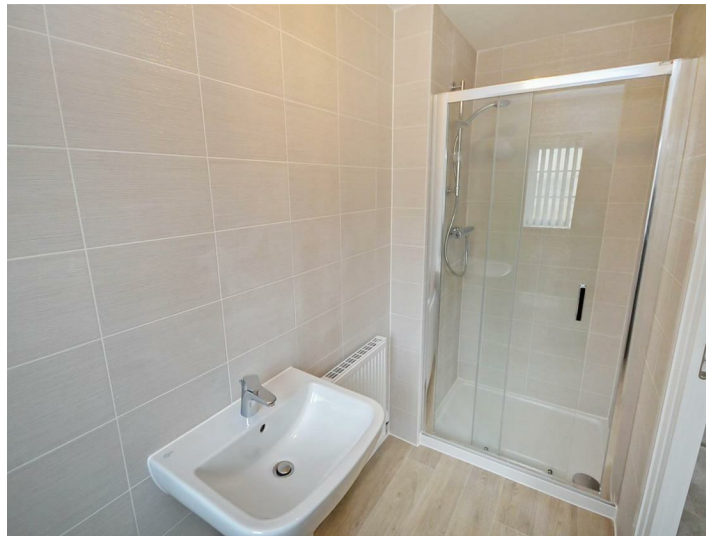
The property is presented to a high standard and comes with new carpet, gas fired central heating and uPVC double glazing.

The garden is west facing and there is a driveway to the front that provides parking for two cars.

NO CHAIN
Asking price £335,000 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.

- Modern home
- Up-graded by the current owner
- Master bedroom with en-suite
- Good sized sitting room
- West facing lawned garden & parking to the front
- Finished to a high standard
- Three bedrooms
- Stylish kitchen
- En-suite, family bathroom and downstairs w/c
- NO CHAIN, EPC - B



ACCOMMODATION:

Entrance Hall

Cloakroom

Sitting Room
5.69m x 3.94m (18'8 x 12'11)

Kitchen
3.25m x 2.92m (10'8 x 9'7)

Landing

Master Bedroom
3.45m x 3.05m (11'4 x 10')

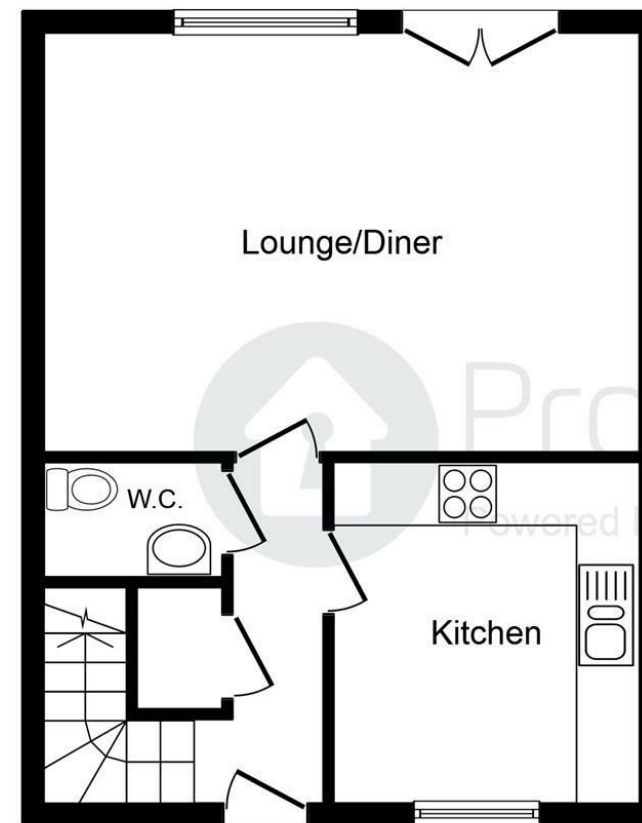
En-suite
3.05m x 1.14m (10' x 3'9)

Bedroom Two
3.20m x 2.59m (10'6 x 8'6)

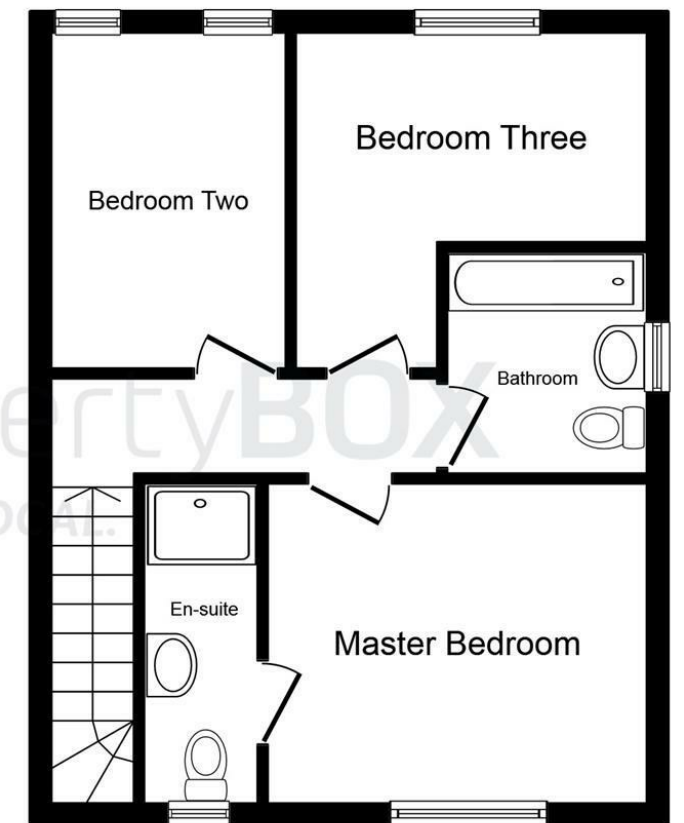
Bedroom Three
3.02m x 2.01m (9'11 x 6'7)

Family Bathroom
2.11m x 1.91m (6'11 x 6'3)

FLOOR PLAN:



Ground Floor



First Floor

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