



## Sissons Close Barnack, PE9 3FB

Exceptional stone-built 4-bedroom, 3 bathroom, 2 reception room executive home with double garage, off street parking and low maintenance fully enclosed rear garden set on the edge of the sought-after village of Barnack, near Stamford. Significantly upgraded since construction and now offering great space with a premium finish throughout.

£2,600 PCM

# Sissons Close

Barnack, PE9 3FB



- Stone Fronted 4 Bedroom, 3 Bathroom Detached Executive House
- Large Living Room with Box Bay - Separate Study Room
- Double Garage + Ample Off Street Parking
- 32' Open Plan Kitchen/Dining/Family Room
- Low Maintenance Enclosed Rear Garden with Ever Green Artificial Turf & Patio Area
- Bedrooms and Lounge featuring Luxury Shutters to Windows
- Upgraded Kitchen with Separate Utility Room
- 4 Double Bedrooms - 2 with en-suite showers
- Please refer to attached Key Facts for Tenants for Material Information Disclosures

## Entrance Hall

12'1 x 10'11 (3.68m x 3.33m)

## Living Room

15'1 x 13'10 (4.60m x 4.22m)

## Office

7'4 x 5'11 (2.24m x 1.80m)

## Kitchen Diner

32'8 x 9'11 (9.96m x 3.02m)

## Utility Room

## Cloakroom

## First Floor Landing

15'7 x 8'5 (4.75m x 2.57m)

## Bedroom 1

12'7 x 10'3 (3.84m x 3.12m)

## En-Suite Shower Room

## Bedroom 2

10'6 x 10'3 (3.20m x 3.12m)

## En-suite Shower Room

## Bedroom 3

11'0 x 10'2 (3.35m x 3.10m)

## Bedroom 4

10'2 x 9'7 (3.10m x 2.92m)

## Family Bathroom

## Double Garage

## Off Street Parking

## Enclosed Rear Garden - Patio and Artificial Grass

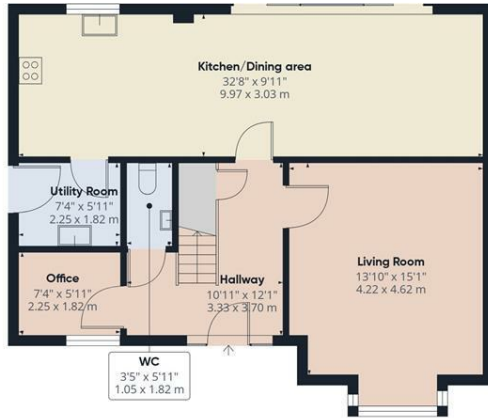


## Directions

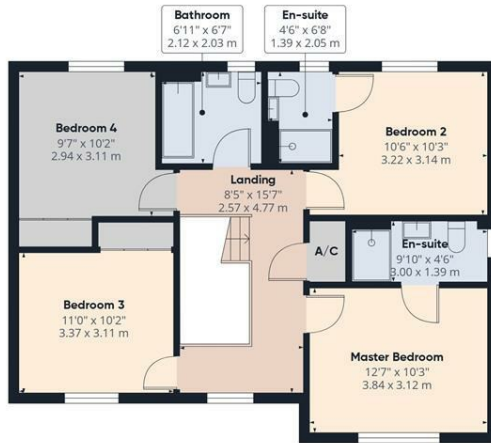
Please use the following postcode for Sat Nav guidance - PE9 3FB



# Floor Plan



Ground Floor



Floor 1

Approximate total area<sup>m</sup>  
1485 ft<sup>2</sup>  
138.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>93</b> |
| (81-91) <b>B</b>                            |  | <b>85</b>               |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |