



Paynes Field Barnack, PE9 3BG

Immaculately presented 4 double-bedroom detached family home, tucked away in an exclusive cul-de-sac within walking distance of Barnack Village centre. Offering spacious and versatile accommodation, stylish interiors, off-road parking, garage, and a generous enclosed rear garden, the property also benefits from excellent links to Stamford and Peterborough.

£2,350 PCM

Paynes Field

Barnack, PE9 3BG



- Well Presented 4 Bedroom Detached House
- 4 Double Bedrooms
- Good Size Rear Garden - Off Street Parking & Single Garage
- 3 Reception Rooms
- En Suite & Separate Family Bathroom
- Extremely Popular Village Location
- Large Modern Kitchen/Diner
- Spacious and highly versatile accommodation throughout
- Please refer to Key Facts for Tenants for Material Information Disclosures

Entrance Hall

Living Room

16'4 x 12'4 (4.98m x 3.76m)

Study

9'8 x 8'0 (2.95m x 2.44m)

Cloakroom

Kitchen/Diner

20'0 x 11'6 (6.10m x 3.51m)

Family Room

10'5 x 10'1 (3.18m x 3.07m)

Utility Room

Galleried Landing

Bedroom 1

13'8" x 11'6" (4.17m x 3.51m)

En Suite Bathroom

Bedroom 2

12'7" x 11'3" (3.84m x 3.43m)

Bedroom 3

11'8" x 9'9 (3.56m x 2.97m)

Bedroom 4

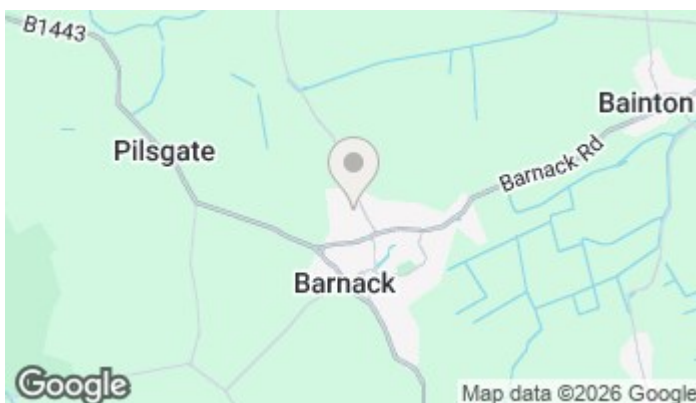
9'4 x 8'1 (2.84m x 2.46m)

Family Bathroom

Single Garage

Driveway

Enclosed Rear Garden



Directions

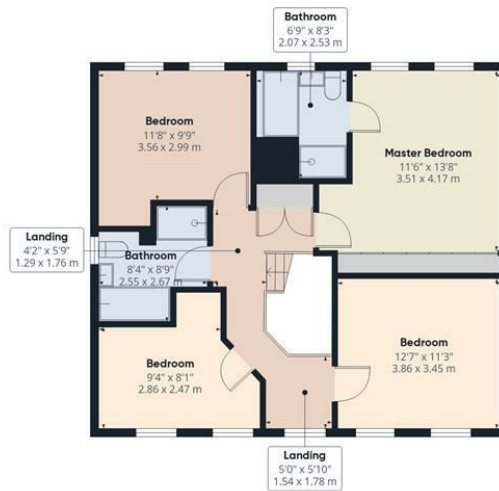
Please use Postcode PE9 3DU for Sat Nav



Floor Plan



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1570 ft²
145.9 m²

(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.

GIRAFFE360



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.

REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA

Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

