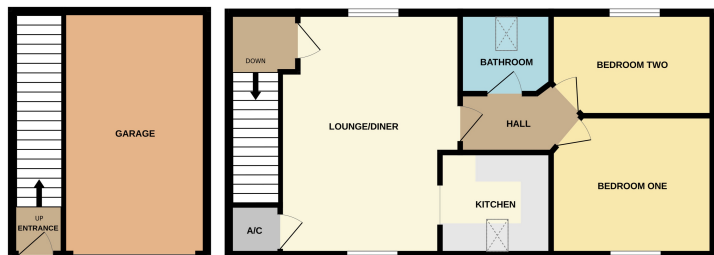




**10 Paynes Field, Barnack, Stamford, Lincolnshire PE9 3BG**

**£200,000**



**\*\*\* IDEAL FOR FIRST TIME BUYERS OR INVESTORS \*\*\*** This well maintained coach house is situated in the sought-after village of Barnack. Briefly comprising entrance hall, spacious lounge/diner with dual aspect windows, kitchen with skylight, two double bedrooms and a modern three piece bathroom suite. There is a garage, completing this property. Viewing is advised to appreciate this home. Call 01780 757788. EPC Energy Rating Currently Unavailable / Council Tax Band B.



## UPVC DOOR INTO:

### ENTRANCE

Stairs to first floor accommodation. Two radiators.

### LOUNGE/DINER

17' 6" x 12' 9" max (5.33m x 3.89m) Dual aspect UPVC windows to front and rear, spotlights, two double radiators and airing cupboard.

## OPENING INTO:

### KITCHEN

8' 0" x 7' 4" (2.44m x 2.24m) (Approx) Fitted with a range of base and eye level units with worktops over, stainless steel sink with drainer, space and plumbing for washing machine and tumble dryer, space for fridge/freezer. Gas hob, oven with cooker hood over, extractor fan, part tiled and skylight to ceiling.

### HALL

Radiator and loft access.

### BEDROOM ONE

11' 6" x 9' 9" (3.51m x 2.97m) (Approx) UPVC window to front and double radiator.

### BEDROOM TWO

11' 6" x 7' 4" (3.51m x 2.24m) (Approx) UPVC window to rear and radiator.

### BATHROOM

Three piece suite comprising bath with shower over and glass screen, wash hand basin with tiled splashback and low level WC. UPVC skylight to ceiling, spotlights, extractor fan, shaver points and radiator.

### OUTSIDE

There is a path leading to front door and access to the garage.

### GARAGE

Light and power connected, up and over door.

### AGENT NOTE

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

