



28 Sissons Close, Barnack, Stamford, Lincolnshire PE9 3FB

£600,000



*** CUL-DE-SAC LOCATION *** This exceptional five-bedroom detached home, featuring a striking stone façade, is nestled in the highly sought-after village of Barnack, offering both tranquility and convenient access to the A1. Upon entering, you're greeted by a spacious entrance hall adorned with stylish wainscoting, leading to a formal dining room equipped with built-in storage cupboards. The generous living room boasts French doors that open onto the garden, seamlessly blending indoor and outdoor living. The expansive kitchen/diner, also with French doors to the garden, provides an ideal space for family gatherings. Additional conveniences include a utility room and a downstairs cloakroom. Upstairs, the property offers five well-proportioned bedrooms, two of which benefit from en-suite bathrooms, along with a family bathroom. The galleried landing, with a window overlooking the garden, enhances the sense of space and light. The fifth bedroom, currently utilised as a bespoke home office, features custom-built desk and storage solutions. Externally, the block-paved driveway provides ample off-road parking and leads to a double garage. Situated at the end of a quiet cul-de-sac, the property enjoys scenic views and is within a short distance of a children's play area, making it an ideal family home. EPC Energy Rating B / Council Tax Band F.

UPVC FRONT DOOR INTO:

Stairs to first floor accommodation, radiator, wainscoting and cupboard. Bespoke custom understair storage cupboards.

DINING ROOM

4.88m x 3.51m (16' 0" x 11' 6") (Approx) UPVC windows to front and side, two radiators, built-in storage cupboards.

LIVING ROOM

6.74m x 3.30m (22' 1" x 10' 10") (Approx) UPVC window to front, UPVC French doors into garden with panels either side, wainscoting and radiator.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising vanity wash hand basin and low level WC. Partly tiled wall, extractor fan and traditional style radiator with towel holder.

UTILITY ROOM

2.95m x 1.76m (9' 8" x 5' 9") (Approx) Fitted with a range of base and eye level units with worktops over, wainscoting, stainless steel sink with drainer and mixer tap over, radiator and UPVC window to the side. Integrated washing machine and space for tumble dryer.

KITCHEN/DINING ROOM

5.03m x 4.26m (16' 6" x 14' 0") (Approx) Fitted with a range of base and eye level units with worktops over marble tile splash back and paneling above worktop, range style double oven with gas hob and extractor over, ceramic sink with 1/2 bowl and drainer with traditional style mixer tap over, integrated fridge/freezer and dishwasher. UPVC window to the side, UPVC French doors into garden with panels either side and radiator.

GALLERIED LANDING

UPVC window to the rear, radiator and loft access.

PRINCIPLE BEDROOM

5.09m max, 3.83m min (16' 8" x 12' 7") x 4.25m max x 1.02m min (13' 11" x 3' 4") (Approx) UPVC window to the side, wall paneling and radiator.

EN-SUITE

Fitted with a three piece suite comprising tiled shower cubicle, wash hand basin with tiled splashback and low level WC. Extractor fan, UPVC window to the side and radiator.

BEDROOM TWO

4.37m max, 3.07m min (14' 4" x 10' 1") x 3.34m (Approx) UPVC window to the front and radiator.

EN-SUITE

Fitted with a three piece suite comprising tiled shower cubicle, wash hand basin with tiled splashback and low level WC. UPVC window to the side, extractor fan and radiator.

BEDROOM THREE

3.80m x 3.29m (12' 6" x 10' 10") (Approx) UPVC window to the front, radiator and picture rail.

BEDROOM FOUR

3.64m max x 2.86m max (11' 11" x 9' 5") (Approx) UPVC window to the side and radiator.

BEDROOM FIVE

2.56m x 2.40m (8' 5" x 7' 10") (Approx) UPVC window to the front, radiator and bespoke fitted L-shape desk and storage.

BATHROOM

Fitted with a three piece suite comprising bath with handheld shower, wash hand basin with tiled splashback and low level WC. Partly tiled, extractor fan and UPVC window to the side.

OUTSIDE

To the front, the property boasts a block-paved driveway offering off-road parking for multiple vehicles, leading to a double garage and a path to the front door, all set against a backdrop of scenic views.

The rear garden features a stylish porcelain patio ideal for outdoor seating or dining, with a generous lawn bordered by mature plants and shrubs. Enclosed with timber fencing, the garden also includes a discreetly positioned shed and gated side access to the front.

DOUBLE GARAGE

Two up and over doors, light and power connected.

AGENT NOTE

There is a maintenance charge for the upkeep of communal grounds.

FLOORPLAN

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.

