



74 SISSONS CLOSE, BARNACK, STAMFORD, LINCOLNSHIRE. PE9 3FB

£87,500



Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 - hello@pennellandpartners.co.uk

ABOUT THE PROPERTY

25% SHARED EQUITY HOME

We are delighted to offer this immaculately presented 3-bedroom semi-detached property located in the highly desirable, picturesque village of Barnack. Situated within a charming, newer development, this home is perfect for first-time buyers looking to get a foot on the property ladder through a 25% shared equity scheme.

Ground Floor:

Spacious Entrance Hallway: Welcoming and bright, the hallway features a convenient storage cupboard, ideal for hanging coats and storing shoes, keeping your living spaces clutter-free.

Living Room: Located at the front of the property, this well-proportioned lounge is flooded with natural light from the large front-facing window, creating a warm and inviting atmosphere.

The additional under-stairs storage provides even more space for your essentials.

Kitchen/Diner: Situated to the rear of the property, this large, open-plan kitchen and dining area is perfect for entertaining. With plenty of worktop space, numerous cabinets, and extra storage, this kitchen is designed for both functionality and style. The kitchen also benefits from direct access to the rear garden, making indoor-outdoor living seamless.

Downstairs WC: A generously sized downstairs WC adds an extra level of convenience for guests and family alike.

First Floor:

Three Spacious Bedrooms: The first floor houses three beautifully sized bedrooms, each offering plenty of space and natural light. These versatile rooms are perfect for growing families or those who need a home office or guest space.

Family Bathroom: The modern family bathroom features a bathtub with a shower over, ideal for relaxing after a long day or a quick refresh in the mornings.

Landing Storage: The landing benefits from an additional storage cupboard, further enhancing the practicality of this wonderful home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(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, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

ENTRANCE HALL

3.952m x 1.939m (13' 0" x 6' 4")

STORAGE CUPBOARD

UNDER STAIRS STORAGE

LOUNGE

2.912m x 3.935m (9' 7" x 12' 11")

KITCHEN/DINER

4.928m (MAX) x 4.462m (16' 2" x 14' 8")

STORAGE CUPBOARD

1.086m x 1.185m (3' 7" x 3' 11")

W/C

1.171m x 1.536m (3' 10" x 5' 0")

FIRST FLOOR

MASTER BEDROOM

4.306m x 2.703m (14' 2" x 8' 10")

BEDROOM TWO

4.128m x 2.698m (13' 7" x 8' 10")

BEDROOM THREE

2.919m x 2.153m (9' 7" x 7' 1")

BATHROOM

2.143m x 1.934m (7' 0" x 6' 4")

LANDING STORAGE

FRONT OF HOUSE

PARKING FOR TWO CARS (OFF STREET)

SIDE GATE ACCESS TO REAR GARDEN

REAR OF HOUSE

ENCLOSED GARDEN

PATIO AREA

GRASS

SHED STORAGE