







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



*** VILLAGE LOCATION *** Situated in the highly desirable village of Barnack, with excellent transport links nearby, this attractive three-bedroom semi-detached home is perfect for first time buyers. Set back from the road and enjoying a pleasant outlook over a green, the property offers well-proportioned accommodation throughout. The ground floor features a spacious entrance hall, a modern kitchen/diner, a generous lounge with French doors opening onto the rear garden, and a convenient downstairs cloakroom. Upstairs, there are three bedrooms and a contemporary family bathroom. Outside, the property benefits from an enclosed garden and allocated off-road parking for two vehicles. Call 01780 757788 to book your personal viewing. EPC Energy Rating B. Council Tax Band C.

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UPVC DOOR INTO:

ENTRANCE HALL

Tiled flooring, stairs to first floor accommodation, storage cupboard and radiator.

KITCHEN/DINER

4.96m max x 3.74m max (16' 3" x 12' 3") - 2.29m min x 2.87m min (7' 6" x 9' 5") Fitted with a range of eye level and base units with worktops over. Oven, gas hob and cooker hood over. Ceramic sink with 1/2 bowl and drainer with swan neck mixer tap over. Space for American fridge/freezer, space and plumbing for washing machine, integrated dishwasher. UPVC window to front, and two UPVC windows to side. Radiator and pantry.

LOUNGE

4.97m x 3.08m max (16' 4" x 10' 1") UPVC window and French doors to garden and UPVC window to side, radiator.

LANDING

Loft access, radiator and storage cupboard.

BEDROOM ONE

4.97m x 2.63m max (16' 4" x 8' 8") UPVC windows to front and side and radiator.

BEDROOM TWO

3.60m x 2.99m max (11' 10" x 9' 10") UPVC windows to front and side and radiator.

BEDROOM THREE

2.99m x 2.09m (9' 10" x 6' 10") UPVC window to front and radiator.

BATHROOM

Fitted with a three piece suite comprising The floor plan is for illustrative purposes bath with shower over with glass screen, only. Fixtures and fittings do not represent wash hand basin and low level WC. UPVC the current state of the property. Not to window to the side. Partly tiled and scale and is meant as a guide only. chrome heated towel rail.

OUTSIDE

The front of the property enjoys a upkeep of communal grounds. pleasant outlook over a green and is approached via a paved pathway leading directly from the two allocated parking spaces to the front door, creating a welcoming and attractive entrance.

The enclosed rear garden is bordered by a combination of mature hedging and timber fencing, offering a good level of privacy. It features two patio areas, ideal for outdoor seating and entertaining, along with a garden shed, bin store, and gated access to the front of the property.



Property details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.



FLOORPLAN

AGENT NOTE

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

7 High Street, Peterborough, PE6 8ED E: deeping@rosedalepropertyagents.co.uk ⊤: 01778 382300