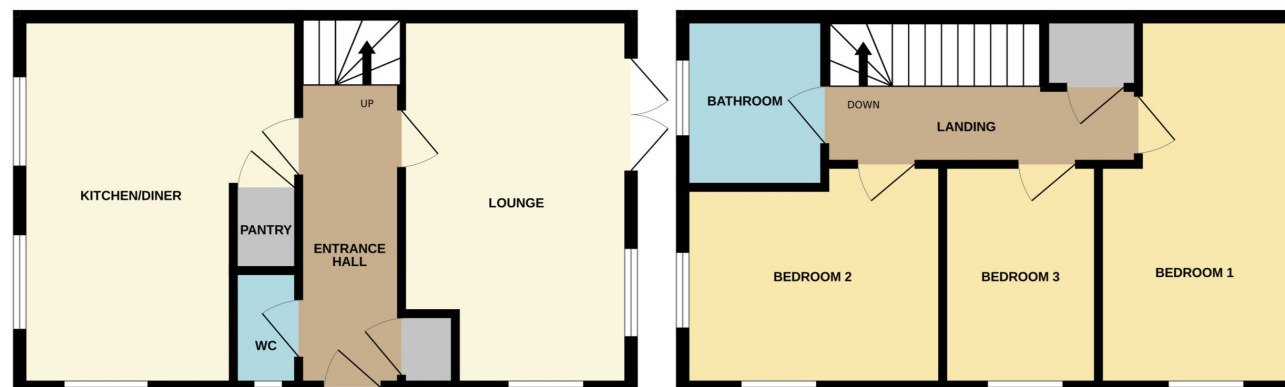




45 Sissons Close, Barnack, Stamford, Lincolnshire PE9 3FB

£350,000



*** 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.

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 bath with shower over with glass screen, wash hand basin and low level WC. UPVC window to the side. Partly tiled and chrome heated towel rail.

OUTSIDE

The front of the property enjoys a 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.

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.

AGENT NOTE

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

