

## 44 Sissons Close, Barnack, Stamford, PE9 3FB

Situated in the highly sought-after village of Barnack, this exceptional detached family home offers high-specification living finished to an outstanding standard throughout. Ideally positioned for Barnack Primary School and Cophill School, the property is also within easy commuting distance of Stamford and Peterborough.

The accommodation is beautifully presented and thoughtfully enhanced beyond its original specification. A welcoming central hallway provides useful storage and access to a cloakroom, with tiled flooring continuing across the ground floor to create a sleek and cohesive finish. The kitchen has been upgraded with additional cabinetry, increasing both storage and workspace, and is fitted with high-quality appliances and premium finishes, forming a stylish and practical heart of the home.

To the rear, a stunning lounge and dining area provides an impressive entertaining space, with two sets of French doors opening onto the landscaped south-west facing garden. A built-in awning allows for comfortable year-round alfresco dining.

Upstairs, there are three well-proportioned bedrooms, all finished to an excellent standard with upgraded lighting. The principal bedroom benefits from a luxurious en-suite fitted with Porcelanosa tiling and sanitaryware, featuring a generous walk-in shower. The family bathroom is equally well appointed, also fitted with Porcelanosa and finished with floor-to-ceiling tiling and a bath with shower over.

Externally, the landscaped south-west facing garden has been carefully designed with porcelain tiled patio areas, mature planting, beech and pleached trees, and a raised gravel seating space, creating both privacy and a refined outdoor setting. To the front, a block paved driveway provides off-road parking for two vehicles.

Offered to the market with NO CHAIN, this is a superbly finished, high-end village home that must be viewed to fully appreciate the quality, design and setting on offer.

**Guide Price £375,000 Freehold**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>95</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>83</b>	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Immaculately presented detached home
- Three bedrooms
- Bathroom & En-suite finished with Porcelanosa
- Landscaped south west facing garden
- Gas fired central heating, EPC - B

- Greatly improved by the current owner
- Main bedroom with an en-suite
- Tiled flooring downstairs
- Block paved driveway
- Council Tax Band - D, NO CHAIN, Estate Maintenance charge - £488.74 p/a



**ACCOMMODATION:**

**Entrance Hall**

**Cloakroom**  
1.47m x 1.07m (4'10 x 3'6)

**Lounge Diner**  
5.69m x 3.94m (18'8 x 12'11)

**Kitchen**  
3.28m x 2.95m (10'9 x 9'8)

**Landing**

**Main Bedroom**  
3.45m x 3.05m (11'4 x 10')

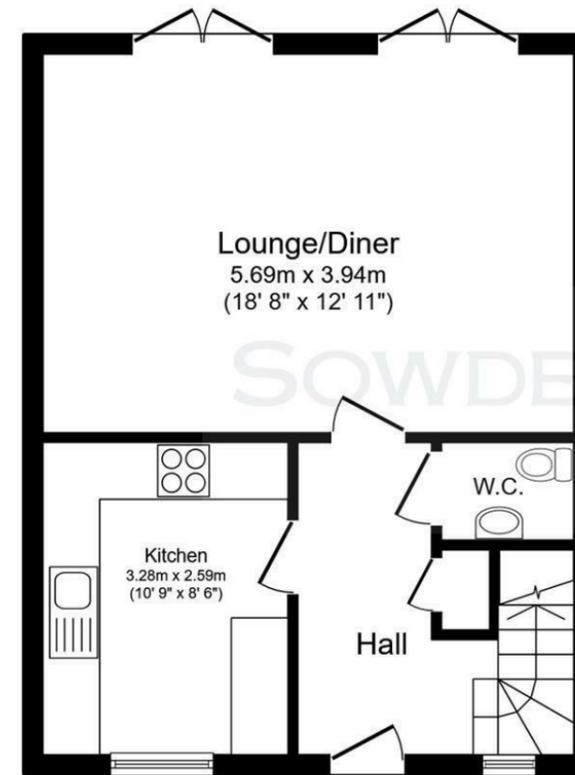
**En-suite**  
2.11m x 1.91m (6'11 x 6'3)

**Bedroom Two**  
3.20m x 2.57m (10'6 x 8'5)

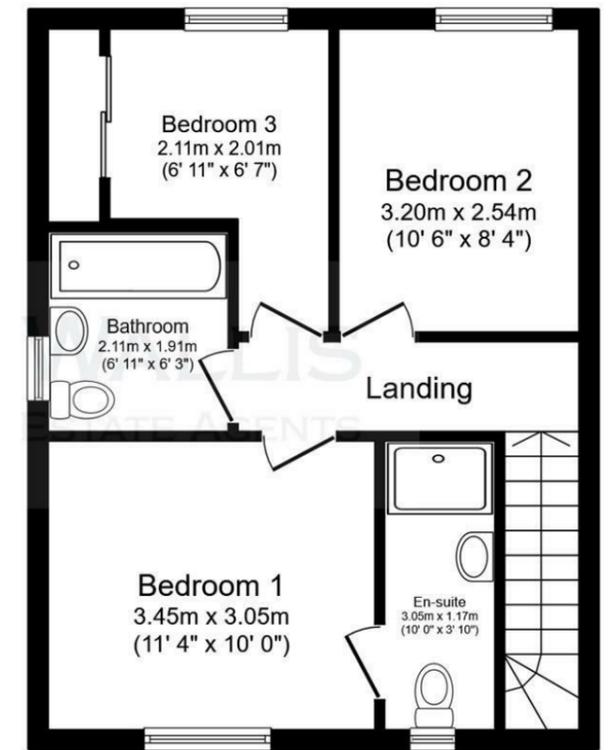
**Bedroom Three**  
3.02m into fitted wardrobes x 2.01m min (9'11 into fitted wardrobes x 6'7 min)

**Bathroom**  
2.11m x 1.91m (6'11 x 6'3)

**FLOOR PLAN:**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io