



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD

nest  
ESTATES



**Mallard Court,**

Stamford, PE9 2ZE

**£265,000**

## SUMMARY

- No Onward Chain
- Two Bedroom End Of Terrace Home
- Close To Town Centre
- Off Road Parking
- Enclosed Rear Garden
- Living Room
- Kitchen
- Bathroom





\*\*\* NO CHAIN \*\*\* CLOSE TO TOWN CENTRE \*\*\* OFF ROAD PARKING \*\*\* Nest Estates are pleased to offer for sale this two bedroom end of terrace home, situated in the heart of Stamford, within walking distance to the town centre and train station is this well presented end of terraced property. The property lies over two floors and offers a kitchen, living room, two bedrooms and a three-piece family bathroom. An internal viewing is essential at the earliest opportunity. The property is arranged two floors entering via the entrance porch, where a door provides access into the living room, which then leads into the kitchen. The light and airy living room is of good size, with a feature fireplace, and the kitchen sits to the rear of the property, providing plenty of built-in storage, integrated appliances and the rear door giving access to the rear garden. Back in the entrance hall, stairs flowing to the upstairs accommodation lead to the landing, which connects two good sized double bedrooms and the three piece bathroom. One allocated parking space is situated at the front of the property. The rear garden is low maintenance, mainly paved, with a timber fencing boundary. There is also a rear garden gate for access. The historic market town of Stamford with from many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary & secondary schools near by, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market towns such as Bourne, Market Deeping and Oakham. High speed trains from Peterborough (only 15 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter. The A1 road is only 1 mile away.



Tenure: Freehold

EPC Rating: TBC

Council Tax Band: TBC

Local Authority: SKDC

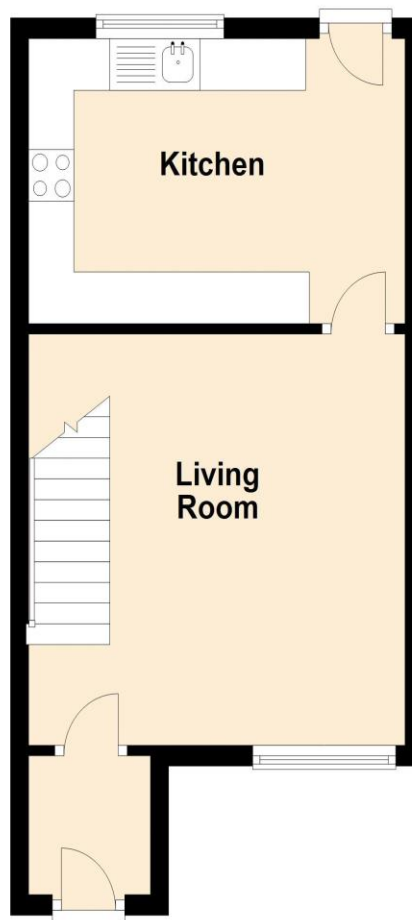
Services: Mains

## DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

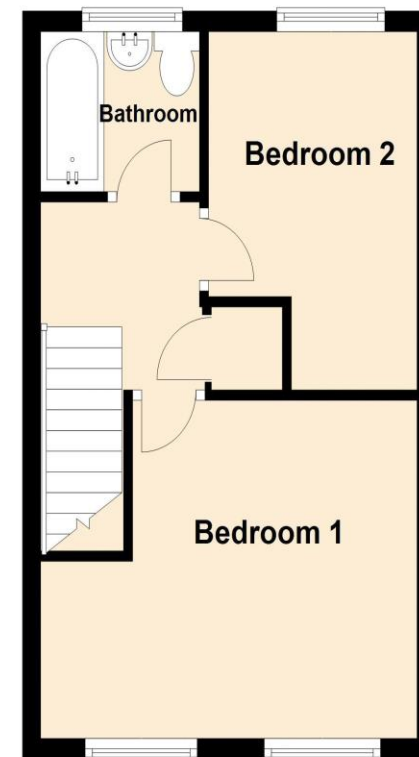
## Ground Floor

Approx. 30.3 sq. metres (326.5 sq. feet)



## First Floor

Approx. 28.4 sq. metres (305.6 sq. feet)



Total area: approx. 58.7 sq. metres (632.1 sq. feet)

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