



**3 Mallard Court, Rossington, DN11 0NZ**  
Asking Price Of £260,000 Freehold

  
**MARTIN&CO**



## Mallard Court, Rossington

4 Bedrooms, 2 Bathroom

**Asking Price Of £260,000**

- Detached Family Home.
- Four Bedrooms.
- Modern Kitchen.
- Separate Dining Area.
- Double Garage.
- Patio doors from lounge leading onto the garden.
- En-Suite to Master Bedroom.

A four bedroom detached family home tucked away in a quiet cul-de-sac in the heart of Rossington. Briefly comprising of a kitchen, wc, living room and dining room on the ground floor. A master bedroom with en-suite, three bedrooms and family bathroom on the first floor. Also benefits from a double garage and large rear garden. Available chain free. Call now to arrange a viewing!

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**KITCHEN** 13' 3" x 8' 1" (4.04m x 2.46m) Fitted with a range of wood effect wall and base units, complemented with cream worktops. There is also plumbing for a washing machine and space for an undercounter fridge/freezer.

**WC** 5' 10" x 3' 11" (1.78m x 1.19m) A useful WC situated on the ground floor.

**LIVING ROOM** 14' 11" x 12' 6" (4.55m x 3.81m) A light and bright living room with patio doors leading to the rear garden.

**DINING ROOM** 12' 3" x 8' 0" (3.73m x 2.44m) Leading from the living room, a separate dining room space. Perfect for entertaining!

**MASTER BEDROOM** 9' 8" x 11' 1" (2.95m x 3.38m) A master bedroom with en-suite situated on the first floor.

**ENSUITE** 5' 5" x 5' 2" (1.65m x 1.57m) Leading from the master bedroom, fitted with a white two piece suite

and separate shower unit.

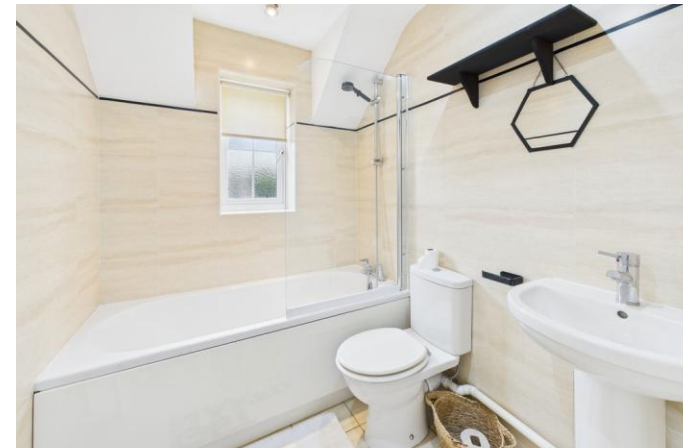
**BEDROOM** 9' 9" x 9' 8" (2.97m x 2.95m) A double bedroom situated on the first floor.

**BEDROOM** 10' 1" x 8' 3" (3.07m x 2.51m) A second bedroom situated on the first floor.

**BEDROOM** 10' 2" x 6' 5" (3.1m x 1.96m) A single bedroom situated on the first floor.

**BATHROOM** 5' 7" x 6' 9" (1.7m x 2.06m) A family bathroom fitted with a white three piece suite and over bath shower.



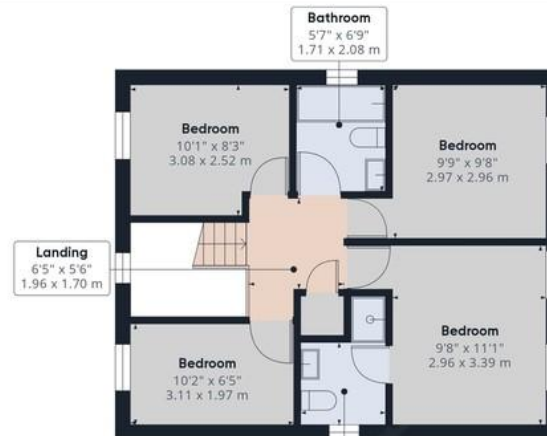








Ground Floor



**Approximate total area<sup>(1)</sup>**

1012.79 ft<sup>2</sup>  
94.09 m<sup>2</sup>

**Reduced headroom**

3.39 ft<sup>2</sup>  
0.32 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.