



Mallards Reach, Donington

 **NEWTON FALLOWELL**

 3  2  2

Key Features

- Stunning Three Bedroom Detached Family Home
- Prime Quiet Cul De Sac Location
- Ample Off Road Parking and Oversized Single Garage
- Substantial Corner Plot
- Ideal Village Location
- Council Tax Band - C
- EPC Rating D
- Freehold

£325,000





Newton Fallowell is delighted to present this substantial three-bedroom family home, perfectly situated in the sought-after village of Donnington. Offering exceptional living space, three generously sized double bedrooms, and a fantastic corner plot, this property is ideal for families seeking both comfort and convenience.

Upon entering, a spacious hallway provides access to the main living areas, staircase to the first floor, and a modern downstairs shower room. The bright and recently decorated living room benefits from dual-aspect windows, filling the space with natural light. Towards the rear, a separate formal dining room leads into a substantial conservatory, perfect for additional entertaining space. The heart of the home is the impressive kitchen breakfast room, featuring high-quality wall and base units, a double oven, and an electric hob. A separate utility room with external access adds further practicality.

Upstairs, three excellent-sized double bedrooms await, with the primary bedroom also benefiting from dual-aspect windows. The first floor is completed by a spacious family bathroom.

Externally, the property boasts ample off-road parking, an oversized single garage, and a beautifully maintained rear garden. The large corner plot provides plenty of outdoor space, which is mainly laid to lawn and a separate patio seating area.





Entrance Hall 2.1m x 4.63m (6'11" x 15'2")

Lounge 3.65m x 4.45m (12'0" x 14'7")

Dining Room 3.71m x 3.73m (12'2" x 12'2")

Kitchen 3.69m x 2.79m (12'1" x 9'2")

Breakfast Room 1.95m x 2.62m (6'5" x 8'7")

Conservatory 3.65m x 4.15m (12'0" x 13'7")

Bedroom One 3.46m x 4.47m (11'5" x 14'8")

Bedroom Two 3.73m x 4.25m (12'2" x 13'11")

Bedroom Three 2.33m x 2.92m (7'7" x 9'7")

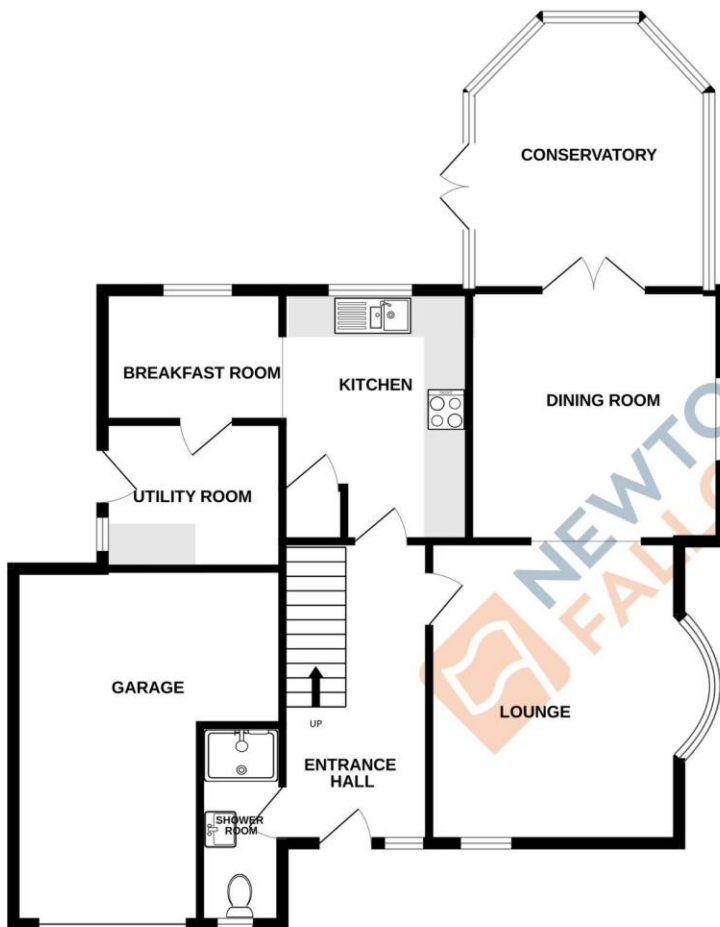
Bathroom 1.66m x 2.29m (5'5" x 7'6")

Shower Room 1.05m x 3.17m (3'5" x 10'5")

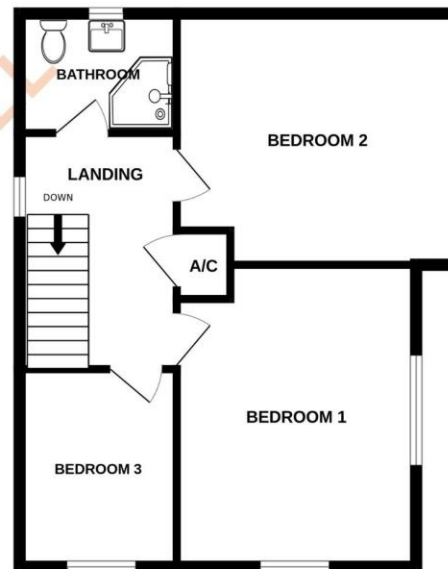




GROUND FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1337sq.ft. (124.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.