



Mallard Court
Stamford PE9 2ZE

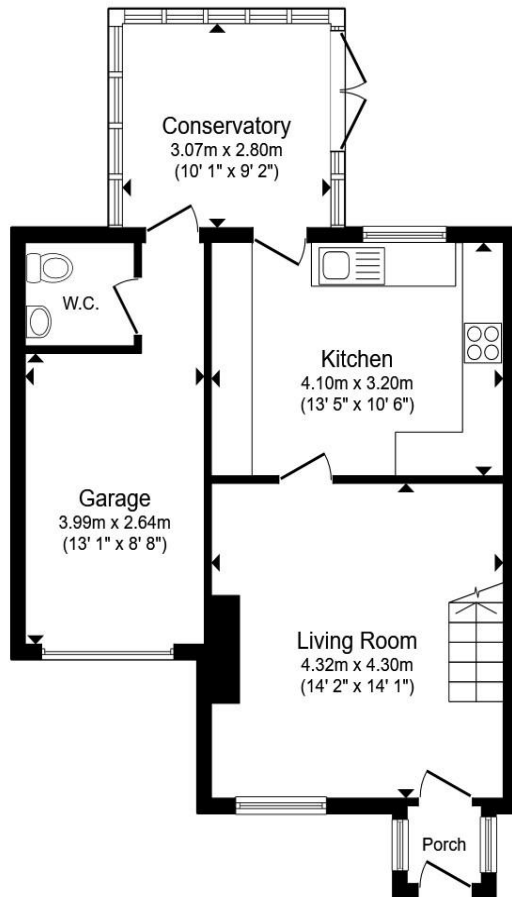


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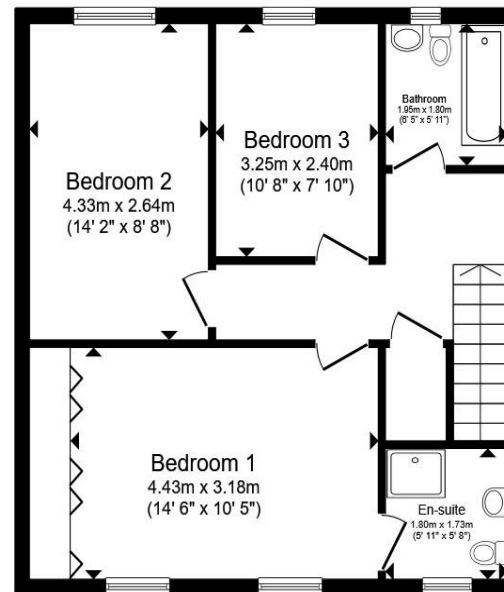
Welcome to **Mallard Court**

Immaculately presented home conveniently situated within walking distance of the town centre and all its amenities, the train station and Stamford Meadows. Ideal position for those buyers wanting a quiet location with town centre living. Benefits from a garage, parking and an en-suite shower room.





Ground Floor



First Floor

Total floor area 110.7 sq.m. (1,192 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



Additional Agents Note

Porch

Living Room

14' 2" x 14' 1" (4.32m x 4.29m)

Kitchen

13' 5" x 10' 6" (4.09m x 3.20m)

Conservatory

10' 1" x 9' 2" (3.07m x 2.79m)

Cloakroom

Garage

13' 1" x 8' 8" (3.99m x 2.64m)

Bedroom One

14' 6" x 10' 5" (4.42m x 3.17m)

En-Suite Shower Room

5' 11" x 5' 8" (1.80m x 1.73m)

Bedroom Two

14' 2" x 8' 8" (4.32m x 2.64m)

Bedroom Three

10' 8" x 7' 10" (3.25m x 2.39m)

Bathroom

6' 5" x 5' 11" (1.96m x 1.80m)

Welcome to

Mallard Court

- Well-presented three-bedroom home
- Tucked away position within walking distance of the town centre
- Close to the train station, Stamford meadows & The George Hotel
- Principal bedroom with fitted wardrobes & en-suite shower room
- Conservatory
- Downstairs cloakroom, integral garage & driveway
- No chain

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£375,000

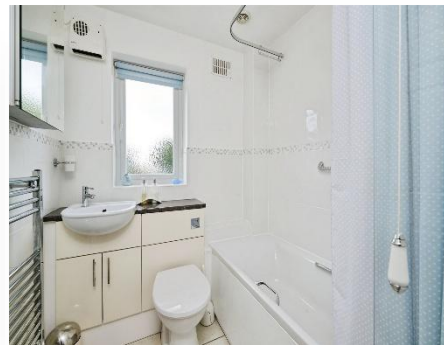
A beautifully presented three-bedroom home with a conservatory, garage and en-suite, occupying a pleasant position within a sought-after residential development.

This attractive home has been exceptionally well maintained by the current owners and offers spacious, light-filled accommodation throughout.

The ground floor comprises a welcoming entrance porch leading into a generous living room, featuring attractive wood flooring and a feature fireplace. The modern fitted kitchen offers an excellent range of wall and base units, integrated appliances and ample worktop space, with direct access into the bright conservatory, providing an additional reception area overlooking the rear garden. A convenient ground floor WC completes the accommodation.

To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom benefiting from fitted wardrobes and an en-suite shower room. Bedrooms two and three are served by a modern family bathroom. Externally, the property enjoys a private enclosed rear garden, ideal for relaxing or entertaining, together with an integral garage and driveway providing off-road parking.

Offered for sale with no onward chain.



Please note the marker reflects the postcode not the actual property

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