



nest
ESTATES

Mallard Court,
Stamford, PE9 2ZE

£475,000

SUMMARY

- Four Bedroom Property Only A Short Walk From Stamford's Town Centre
- Living Room & Dining Room
- Kitchen
- Downstairs WC, Family Bathroom & En Suite Shower Room
- Garage & Off Road Parking
- Enclosed Rear Courtyard Garden









Situated in the heart of Stamford and offering over 1,400 sq ft of well-presented accommodation, this spacious four-bedroom home combines generous living space with an exceptional town centre location. The accommodation briefly comprises an inviting entrance hall, a dining room, a spacious living room, a fitted kitchen and a convenient downstairs WC. To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, together with a modern family bathroom.

Externally, the property benefits from a garage, off-road parking and a private courtyard garden, providing a low-maintenance outdoor space. Ideally positioned just a short walk from Stamford's vibrant town centre, train station and the picturesque Meadows, this superb home offers the perfect blend of convenience, space and lifestyle.

The historic market town of Stamford with 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: C

Council Tax Band: E

Local Authority: SKDC

Services: Gas Central Heating

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Total area: approx. 138.9 sq. metres (1494.6 sq. feet)

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