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## 1 Mallard Road, Low Fulney, PE12 6ND

**£249,995 Freehold**

- Semi-Rural Location on the Edge of Town
- 2/3 Bedrooms
- Oil Central Heating
- Ample Off-Road Parking
- No Chain

3 bedroomed detached residence situated in semi-rural location. Accommodation comprising entrance hallway, lounge, kitchen diner, conservatory, reception room/bedroom 3, bathroom and separate cloakroom to the ground floor; 2 double bedrooms to the first floor. Mature gardens to all sides, multiple off-road parking, single garage (in need of repair).

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**ACCOMMODATION** To the rear elevation there is an open porch with obscured UPVC double glazed door leading into:

**ENTRANCE HALLWAY** 7' 8" x 16' 0" (2.34m x 4.89m) Skimmed and textured ceiling, 2 centre light points, smoke alarm, double radiator, central heating thermostat, staircase rising to first floor, door into:

**RECEPTION ROOM 2/BEDROOM 3** 8' 10" x 11' 6" (2.71m x 3.52m) UPVC double glazed window to the front elevation, skimmed ceiling with centre light point, radiator.

**WASH ROOM** Obscured UPVC double glazed window to the side elevation, wash hand basin and low level WC, UPVC door. (only accessed from the outside).

**CLOAKROOM** 2' 11" x 5' 2" (0.90m x 1.60m) Obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, low level WC.



From the Entrance Hallway a sliding door leads into:

**FAMILY BATHROOM** 5' 4" x 5' 6" (1.64m x 1.70m) Obscured UPVC double glazed window to the side elevation, cove'd and textured ceiling, centre light point, part tiled walls, radiator, fitted with a two piece suite comprising wash hand basin fitted into vanity unit with storage below, panelled bath with shower screen, taps and fitted Triton power shower over.

From the Entrance Hallway a glazed door leads into:

**LOUNGE** 13' 1" x 12' 5" (4.0m x 3.81m) UPVC double glazed sliding patio doors to the front elevation, UPVC double glazed window to the side elevation, skimmed and cove'd ceiling, centre light point, double radiator, BT point, TV point, tiled open grate (sealed but could be reinstated), storage cupboard off with shelving and lighting.

From the Entrance Hallway panelled glazed door leading into:

**KITCHEN DINER** 9' 8" x 18' 9" (2.97m x 5.72m) Glazed window to the rear elevation, wooden glazed door leading into Conservatory, UPVC double glazed window to the rear and side elevations, textured ceiling with strip light, skimmed ceiling with centre light point, radiator, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset electric hob, integrated Neff fan assisted electric oven, plumbing and space for washing machine and dishwasher, inset stainless steel sink, cupboard housing floor standing oil fired boiler, glazed door into:



**CONSERVATORY** 6' 2" x 8' 6" (1.89m x 2.61m) Skimmed ceiling, centre strip light, UPVC double glazed windows to both sides and to the rear elevations, power points, UPVC glazed door to the side elevation.

From the Entrance Hallway the staircase rises to:

**FIRST FLOOR LANDING** Textured ceiling, centre light point, smoke alarm, UPVC double glazed window to the side elevation, door into:



**BEDROOM 1** 9' 10" x 13' 5" (3.01m x 4.09m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, radiator, storage cupboards into eaves, door into:

**BEDROOM 2** 11' 1" x 13' 2" (3.40m x 4.03m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, access to loft space, BT point, radiator, storage cupboard off, wardrobe with hanging rail fitted into recess.



**EXTERIOR** Concrete driveway providing multiple off-road parking and leading to:

**WOODEN GARAGE** In need of repair.

Wrought iron gate to the side leading to the wrap around garden which is mainly laid to lawn with a wide range of mature shrub and tree borders with various fruit trees, outdoor lighting, cold water tap. Wooden garden shed. Oil storage tank.



**DIRECTIONS** From our office, proceed along Westlode Street turning left on to Albion Street. At the twin bridges take the third exit on to Commercial Road, turn left on to Albert Street. At the mini roundabout continue straight on to Low Road and at the next roundabout take the second exit on to Low Road, turn slightly left on to Fulney Lane and then turn right on to Kelleet Gate. Follow the road down, take a left hand turning into Mallard Road where the property will be located on the left hand side.

**AMENITIES** The town centre is approximately 2 miles from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations with easy onward access to Peterborough (18 miles). Peterborough has a fast train link with London's Kings Cross minimum journey time 48 minutes.

GROUND FLOOR



1ST FLOOR



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		72 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

**TENURE** Freehold

**SERVICES** Mains water, electricity and drainage. Oil central heating.

**COUNCIL TAX BAND** B

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
 Anglian Water Services Ltd. 0800 919155  
 Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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**Ref: S11951**

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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