



11 Mallard Court, Oakham

In Excess of £250,000

 **NEWTON FALLOWELL**

11 Mallard Court

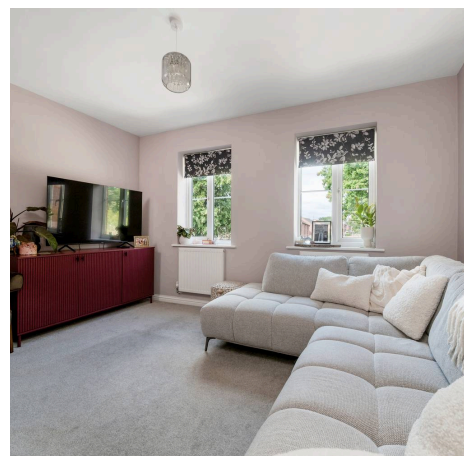
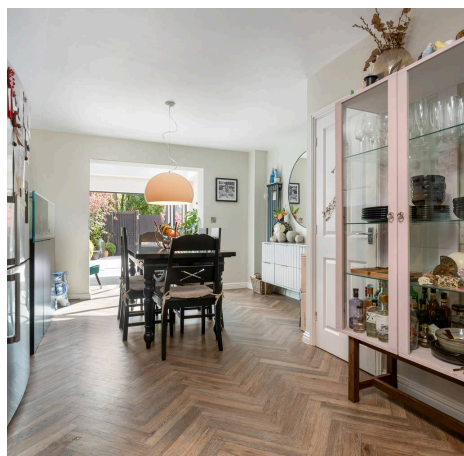
Oakham

This beautifully presented three bedroom terraced townhouse offers an exceptional opportunity for small families and first-time buyers seeking a stylish and versatile home in a highly regarded location. Immaculately maintained throughout, the property boasts a spacious and thoughtfully extended ground floor, providing an impressive open-plan living and dining area that is perfect for both relaxing, entertaining and general family use. The modern kitchen is fitted with contemporary units and integrated appliances, ensuring a sleek and functional cooking space.

Upstairs, the property features two generously proportioned double bedrooms, each offering ample space for furnishings and storage, while the third bedroom presents a flexible option, ideal for use as a nursery, guest room or a dedicated home office for those working remotely. The family bathroom is finished to a high standard, featuring quality fixtures and a fresh, neutral décor. Additional benefits include a single garage and an allocated parking space, providing practical solutions for storage and vehicle needs.

The property's location is particularly advantageous for commuters, being well-placed for access to major road networks and public transport links, while also offering proximity to the town centre's range of shops, cafes and amenities. Families will appreciate the close proximity to well-regarded local schools, making this an ideal choice for those with young children.

With its immaculate presentation, versatile accommodation and superb setting, this stunning family townhouse represents a rare opportunity to secure a home that is ready to move into and enjoy from day one. Early viewing is highly recommended to fully appreciate the quality and flexibility on offer.





Kitchen / Dining Room

22' 1" x 12' 10" (6.72m x 3.90m)

Garden Room

11' 10" x 10' 8" (3.60m x 3.26m)

Utility Room

5' 9" x 5' 9" (1.74m x 1.74m)

Bedroom One

12' 10" x 9' 3" (3.90m x 2.82m)

En-Suite

6' 11" x 5' 7" (2.10m x 1.70m)

Bedroom Two

12' 10" x 12' 2" (3.90m x 3.72m)

Bedroom Three

10' 3" x 6' 1" (3.12m x 1.85m)

Bathroom

6' 9" x 6' 8" (2.06m x 2.04m)

Council Tax band: C

Tenure: Freehold

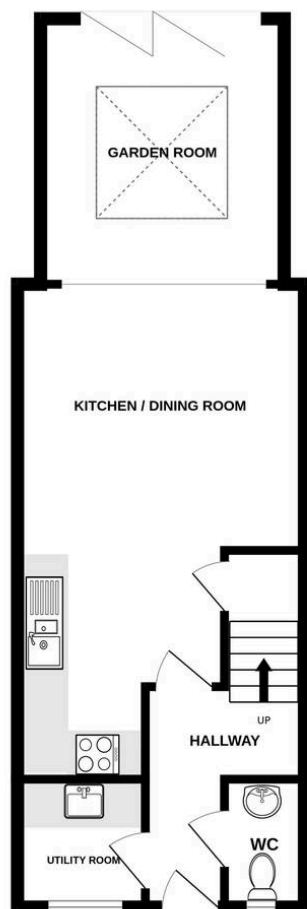
EPC Energy Efficiency Rating: C

Residents Management Company

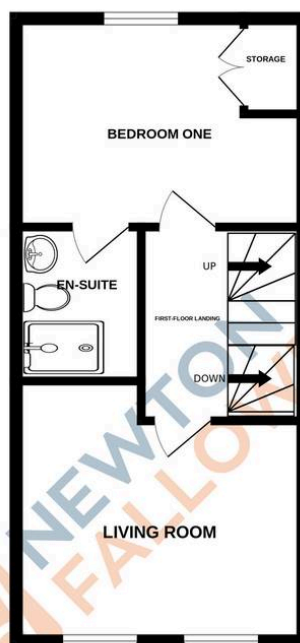
We are advised that the current owners pay a service charge of £350 a year to cover the maintenance and insurance of the private road to the rear of the property.



GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



2ND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



MALLARD COURT, OAKHAM, LE15 6RQ

TOTAL FLOOR AREA : 1130 sq.ft. (105.0 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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Newton Fallowell - Oakham

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ANTI-MONEY LAUNDERING REGULATIONS: Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 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.