



Mallard Court
Stamford PE9 2ZE

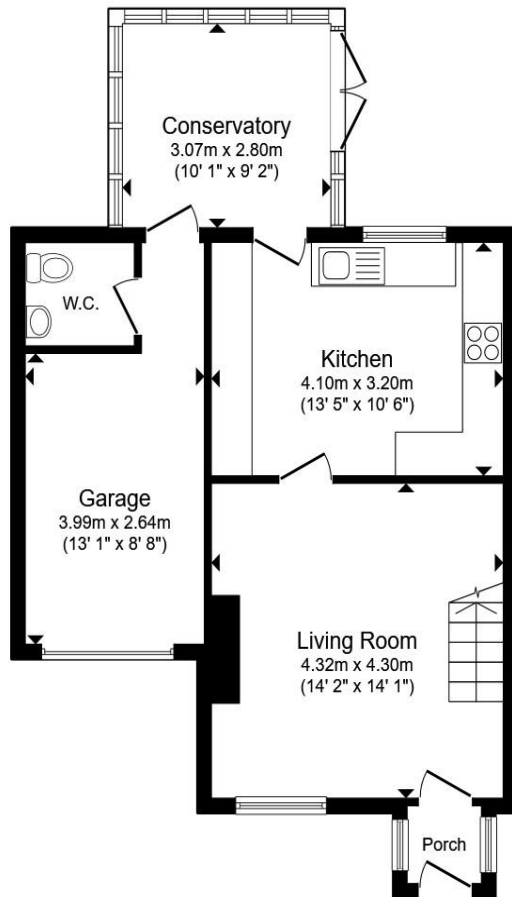


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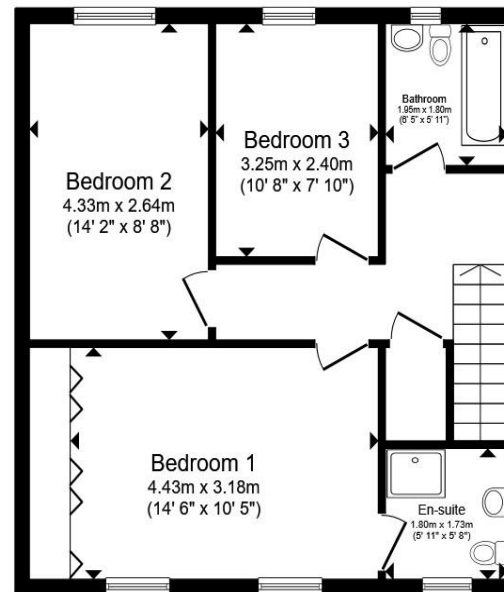
Welcome to **Mallard Court**

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

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)

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



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
- No chain

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

guide price
£400,000

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.

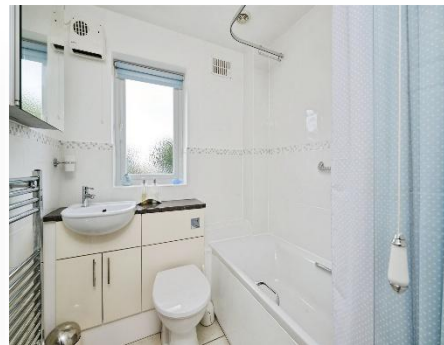
The ground floor comprises a welcoming entrance porch leading into a generous living room, featuring attractive wood flooring and a feature fireplace. The modern fitted kitchen offers an excellent range of wall and base units, integrated appliances and ample worktop space, with direct access into the 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.

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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