



**Mallard Close
Essendine PE9 4UP**

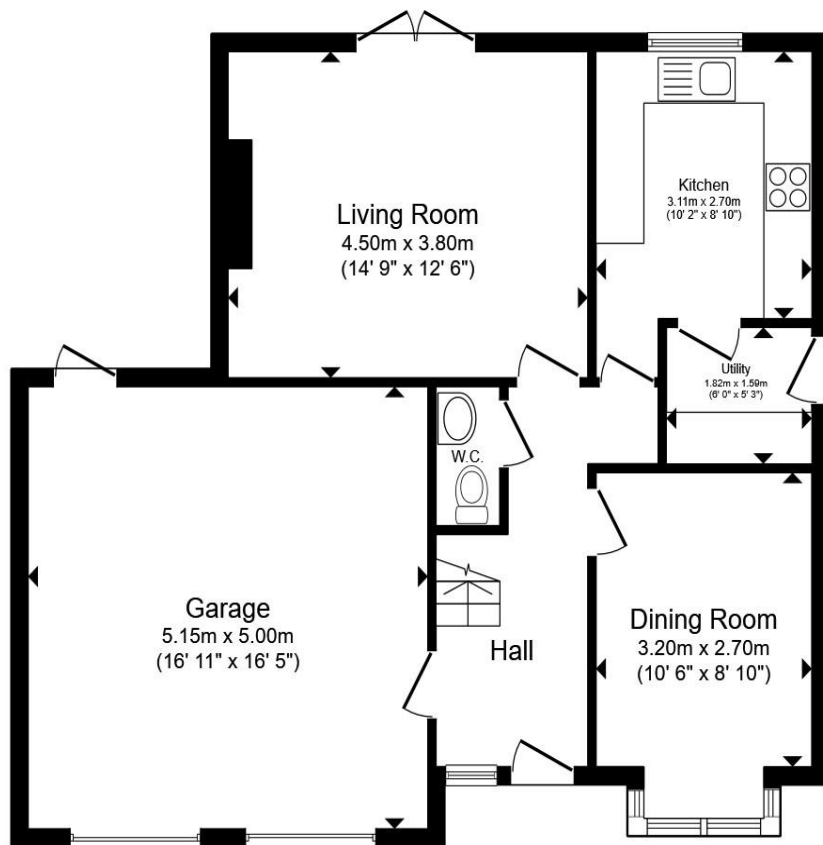


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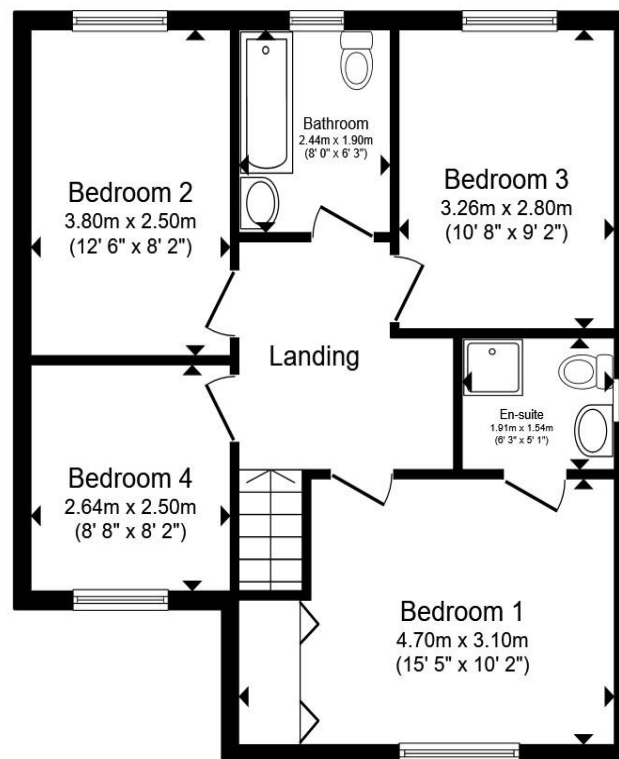
Welcome to **Mallard Close**

Situated in a village location with easy access to Stamford and Bourne with excellent schooling options, and local amenities in the nearby village of Ryhall including two pubs, a primary school and village shop, is this well-presented detached home.





Ground Floor



First Floor

Entrance Hall

Living Room

14' 9" x 12' 6" (4.50m x 3.81m)

Dining Room

10' 6" x 8' 10" (3.20m x 2.69m)

Kitchen

10' 2" x 8' 10" (3.10m x 2.69m)

Utility Room

6' x 5' 3" (1.83m x 1.60m)

Bedroom One

15' 5" x 10' 2" (4.70m x 3.10m)

En-Suite Shower Room

6' 3" x 5' 1" (1.91m x 1.55m)

Bedroom Two

12' 6" x 8' 2" (3.81m x 2.49m)

Bedroom Three

10' 8" x 9' 2" (3.25m x 2.79m)

Bedroom Four

8' 8" x 8' 2" (2.64m x 2.49m)

Bathroom

8' x 6' 3" (2.44m x 1.91m)

Agents Note

Total floor area 132.5 sq.m. (1,426 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 Close

- Well-presented four-bedroom detached home
- Village location
- Separate dining room
- Well-maintained garden
- Principal bedroom with en-suite shower room
- Double garage

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: E

offers over
£360,000

This well-proportioned four-bedroom detached family home offers approximately 1,275 sq. ft. (132.5 sq.m.) of versatile accommodation, complemented by a generous double garage and a practical layout ideal for modern family living.

The ground floor opens into a welcoming entrance hall with a convenient downstairs WC. To the rear of the property is a bright and spacious living room with an open fire, providing an excellent space for relaxing and entertaining. The separate dining room overlooks the green to the front with a bay window and is perfectly suited for family meals or formal occasions. The fitted kitchen enjoys views over the rear garden and benefits from an adjoining utility room with external access, offering additional storage and laundry facilities. A substantial double garage provides excellent parking, storage or potential for conversion (subject to the necessary consents). To the first floor, the landing leads to four well-proportioned bedrooms. The principal bedroom features fitted wardrobes, a bay window and an en-suite shower room and the family bathroom serves the remaining bedrooms completing the first-floor accommodation.

Outside, the property boasts a private and well-maintained rear garden with a large patio seating area and lawn, and the front is neatly landscaped with a driveway providing off-road parking and leading to the double garage.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Please note the marker reflects the
postcode not the actual property

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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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