



**Mallard Court,**  
Oakham, Rutland, LE15 6RQ

**NEWTON**FALLOWELL 



**Mallard Court,  
Oakham, Rutland, LE15 6RQ  
£190,000 Freehold**

Situated in the heart of Stamford, within walking distance to the town centre and train station is this well kept, end of terraced townhouse. Sitting over three floors and being sold with NO ONWARD CHAIN the property offers a kitchen, living room, WC, three bedrooms, with the master offering an ensuite shower room and a three-piece bathroom. An internal viewing is essential at the earliest opportunity.

Sitting over two floors the property is entered into the entrance hall where doors provide access to both the WC, living room and kitchen. The light and airy living room is of good size and has double doors giving access to the rear garden and useful understairs cupboard. The kitchen sits to the front of the property providing plenty of built-in storage with a window overlooking the front aspect. Back to the entrance hall, stairs provide access to the first floors landing, where you will find two double bedrooms and the three piece bathroom. A lobby area has stairs leading to the second floor landing with access to the master bedroom and en-suite shower room.

One allocated parking space is situated within Mallard Court and a number of visitor bays are also there to be used. The rear garden is mainly laid to lawn with timber fencing boundary. A side gate leads from the front to the rear.





### Entrance Hall

8'6 x 3'6 (2.59m x 1.07m)

### WC

4'9 x 3'5 (1.45m x 1.04m)

### Kitchen

7'9 x 7'9 (2.36m x 2.36m)

### Living Room

15'4 x 11'4 (maximum) (4.67m x 3.45m (maximum))

### First Floor Landing

6'8 x 6'4 (2.03m x 1.93m)

### Bedroom Two

9'9 x 8'3 (2.97m x 2.51m)

### Bedroom Three

9'7 x 8'10 (2.92m x 2.69m)

### Bathroom

7'10 x 6'2 (2.39m x 1.88m)

### Master Bedroom

15'3 x 13'6 (4.65m x 4.11m)

### En-Suite Shower Room

7'0 x 6'2 (2.13m x 1.88m)

### Outside

The rear garden is mainly laid to lawn, and enclosed by timber fencing. There is also one allocated off road parking space to the rear of the property.



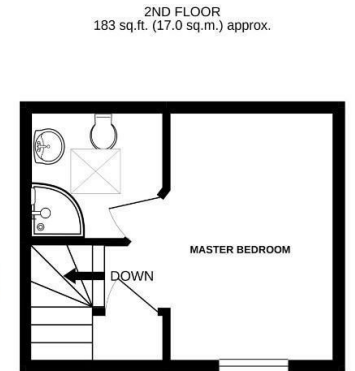
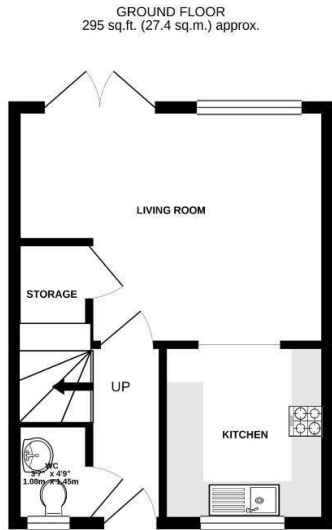
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Target	Current	Target
(92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not energy efficient - higher running costs				
England & Wales	EU Directive 2002/91/EC	89	77	EU Directive 2002/91/EC
Very environmentally friendly - low CO <sub>2</sub> emissions		Current		Target
(92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not environmentally friendly - higher CO <sub>2</sub> emissions				
England & Wales	EU Directive 2002/91/EC			

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TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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