



2 Mallard Court, Rossington, DN11 0NZ
Asking Price Of £280,000 Freehold


MARTIN&CO

Mallard Court, Rossington

4 Bedrooms, 2 Bathroom

Asking Price Of £280,000

- Four bedroom Detached Property
- Double garage
- Fantastic location
- Available chain free
-
-
-

A stunning four bedroom detached property for sale in Rossington, with enclosed garden, paved driveway and double garage. Briefly comprising a spacious lounge, dining room, kitchen and wc on the ground floor. A master bedroom with ensuite, two further double bedrooms, a single bedroom and family bathroom on the first floor. This property must be viewed to appreciate what it has to offer. Call now to arrange a viewing and avoid missing out.

%epcGraph_c_1_363%



LOUNGE 14' 9" x 14' 11" (4.52m x 4.56m) A spacious lounge area with front bay window and French doors leading into the dining area, allowing plenty of natural light.

DINING ROOM 8' 0" x 12' 4" (2.46m x 3.78m)
Separate dining room with double doors leading out into the garden

KITCHEN 8' 0" x 13' 4" (2.46m x 4.07m) A spacious kitchen with a range of cream wall and base units, complemented with black worktops. Integrated black oven, hob and extractor.

WC Ground floor wc

MASTER BEDROOM 11' 3" x 12' 0" (3.43m x 3.67m)
Master bedroom with ensuite

ENSUITE 8' 5" x 3' 3" (2.58m x 1.01m) Ensuite to master bedroom with white wc , sink and walk in

shower

BEDROOM 9' 7" x 12' 0" (2.93m x 3.67m) second double bedroom

BEDROOM 8' 0" x 10' 4" (2.46m x 3.17m) Third double bedroom

BEDROOM 6' 4" x 10' 4" (1.95m x 3.17m) Fourth bedroom

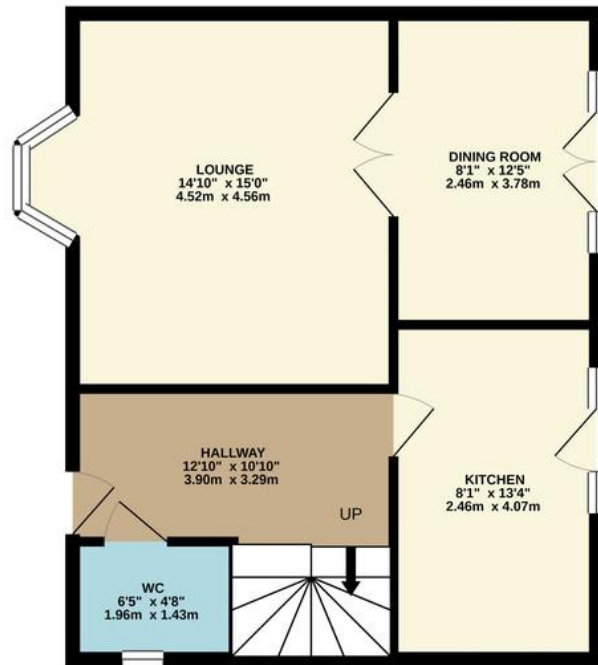
BATHROOM 6' 9" x 5' 8" (2.07m x 1.73m) Family bathroom with white three piece suite.



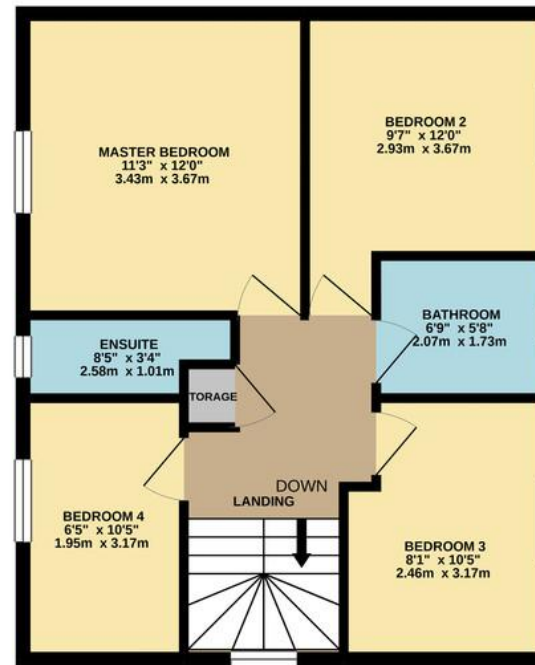




GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 1082 sq.ft. (100.5 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.

Martin & Co Doncaster

38 Hall Gate • Doncaster • DN1 3NR
T: 01302 343 494 • E: doncaster@martinco.com

01302 343 494

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

