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11 Mallard Close, Essendine, Stamford, Lincolnshire PE9 4UP

£375,000 - Freehold

Property Summary

Essendine is a small hamlet situated approximately 4 miles from the historic town of Stamford and approximately 6 miles from Bourne. Stamford benefits from many lovely local bars, restaurants and individual shops. Bourne benefits from excellent schools including Bourne Grammar. Children living in the village can also catch a free school bus to Ryhall primary school and Casterton College. Ryhall which is the nearest village has a local village store and post office and two pubs. Essendine benefits from an active village hall and has a mobile fish and shop van call once a week. It also has the added advantage of lovely country walks on its door step. Overall a lovely place to live in.

Features

- Detached Family House
- Entrance Hall Way, Cloakroom
- Lounge & Separate Dining Room
- Modern Kitchen, Utility Room
- Four Bedrooms
- Family Bathroom & Ensuite Shower Room
- Double Garage
- Enclosed Private Rear Grden



Room Descriptions

Agents Note

This particular property benefits from high speed fibre to the house and also an unvented hot water cylinder which means that the water pressure for showers etc is always high.

Ground Floor

Accommodation

uPVC part glazed front door and glazed side panels to Entrance Hallway: Inset floor mat, engineered oak flooring, radiator, stairs to first floor, wall mounted heating controller.

Cloakroom

Low level WC with concealed flush, pedestal wash hand basin, splash back tiling, ceramic floor tiles, radiator, extractor fan.

Lounge

9' 9" x 16' 10" (2.97m x 5.13m) Engineered oak flooring, open fire place with Clipsham stone surround, TV point, radiator, sliding patio doors to outside.

Dining Room

7' 11" x 11' 9" (2.41m x 3.58m) Engineered oak flooring, bay window to front, radiator.

Kitchen

8' 5" x 11' 9" (2.57m x 3.58m) Cream fronted wall mounted and floor standing fitted cupboards, complimentary dark fitted worktops and splash back tiling, inset one and a quarter bowl polycarbonate sink and drainer with mixer taps, four ring ceramic hob with extractor fan over, double electric oven, integrated dishwasher, vinyl flooring.

Utility Room

6' 0" x 6' 1" (1.83m x 1.85m) Wall mounted and floor standing cream fronted cupboards, complimentary fitted worktops and splash back tiling, space and plumbing under worktop for automatic washing machine, space for fridge/freezer, vinyl flooring, part glazed uPVC door to rear.

First Floor

Landing

Access to roof storage space, airing cupboard.

Bedroom 1

10' 7" x 8' 11" (3.23m x 2.72m) Wardrobes to part one wall, TV point, radiator, window to front.

Ensuite Shower Room

Shower cubicle with glass door, wash hand basin, low level WC with concealed flush, fully tiled walls, ceramic floor tiles, chrome heated ladder towel rail.

Bedroom 2

9' 10" x 8' 6" (3.00m x 2.59m) Vinyl flooring, TV point, radiator, window to front.

Bedroom 3

5' 11" x 11' 11" (1.80m x 3.63m) Wardrobe, radiator, window to rear.

Bedroom 4

8' 1" x 6' 11" (2.46m x 2.11m) Wardrobe, radiator, window to rear.

Family Bathroom

5' 6" x 6' 0" (1.68m x 1.83m) Panelled bath with shower over, large umbrella type shower head and glass screen, large square wash hand basin, low level WC, ceramic floor tiles, chrome heated ladder towel rail, electric shaver point, extractor fan.

Externally

Garden

The rear garden is a lovely feature of this property and offers a good degree of privacy. There is a block paved patio with raised flower beds which are currently slabbed over but these can easily be removed. The remainder of the garden is laid to a neat shaped lawn with well stocked deep borders and a further raised flower bed at the end of the garden. included in the sale is a timber summer house. To the side of the house is a further paved patio with space for a clothes line. This is also the area where the oil tank is located. The front of the private benefits from a large driveway with ample parking for several cars. This leads to a detached double garage with an up and over garage door.



TOTAL FLOOR AREA: 950 sq.ft. (88.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	