

MALLARD ROAD

SCOTTON

LOVE PROPERTY.

LOVE THE JOURNEY



Mallard Road...

Find your cosy bungalow in the quiet street of Mallard Road. Just a short drive from the shops and with a social club just around the corner, you have all the necessities just at your feet.

When family come to visit, the children can enjoy the playpark across the road whilst you enjoy a cuppa in the kitchen whilst keeping an eye out.





Cosy Living

Arriving at your home, pull onto the driveway in front of your garage and get the bags inside from your shopping trip.

Stepping inside your home into the kitchen, flick the kettle on for a well-deserved brew whilst you unpack the shopping. The neutral tones compliment whatever colour appliances you have, and the chef of the house can enjoy cooking up tea in glorious natural light. Your integrated fridge/freezer and washing machine are hidden neatly away behind the cabinets too, keeping that seamless finish. Enjoy your brew with a biscuit or two at the dining table which fits perfectly in the corner of the kitchen, overlooking your front lawn.



Next head through into the living room where you can lite the gas fire and get cosied up on your big sofa to enjoy your favourite evening series. Durning the day the large windows allow light to flood in, making this space feel nice and airy, perfect for sitting back to enjoy reading.

Sleeping Sound

Heading through to the back of your home, you will find your two bedrooms. The main room is to the left and has plenty of space to fit your double bed, side tables and wardrobes. With a window out into the garden room, you can be sure to keep warm in here on an evening once tucked into bed.

Your second bedroom is the perfect spare room, you can fit a double in here if needed, or why not place a day bed to keep things neatly tucked back out of the way. This would also double up as the ideal home study or crafts room.





Rise and refresh

Your trendy bathroom is stylish inside, finished perfectly in a lovely sleek grey, with chrome accessories to complete the feel of luxury. Such a great place to start your morning with a lovely refreshing shower.



Bracing breezes

Heading outside for a bit of fresh air, take a seat on your outdoor furniture found on the decking and enjoy your morning coffee with the sounds of birds chirping and sheep bleating in the background.

Pets and children can play happily and safely in the garden, whilst you get the BBQ lit ready to indulge in on summer evenings. Your summerhouse is where you can retire to once the evening draws colder, wrap up in a blanket and continue chatting away into the night.





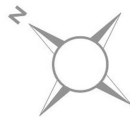
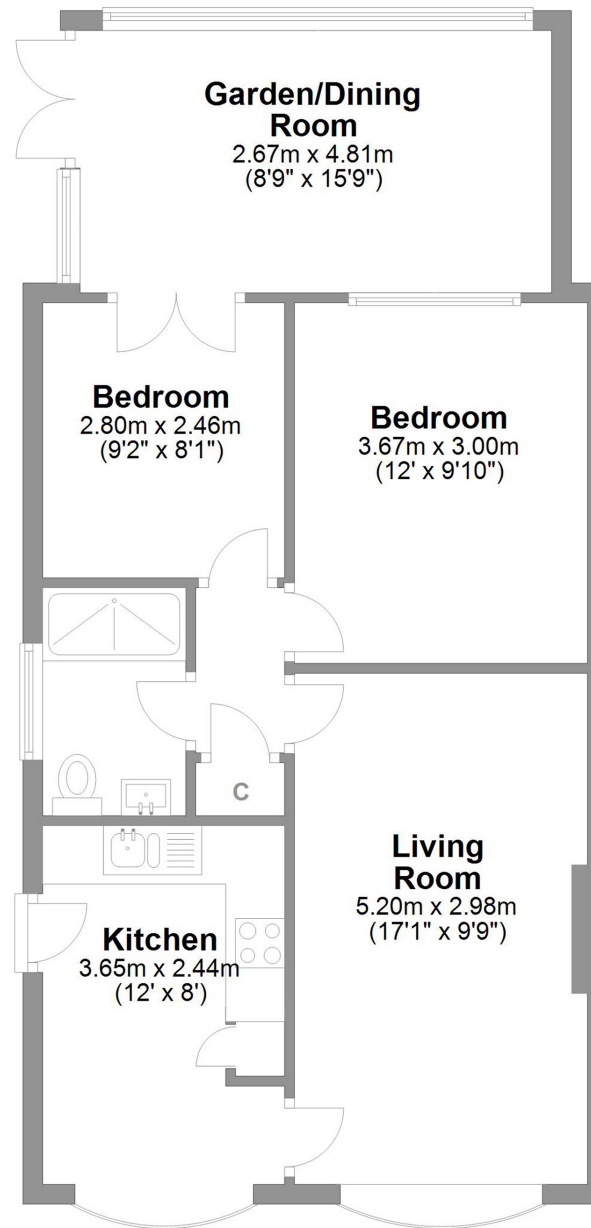
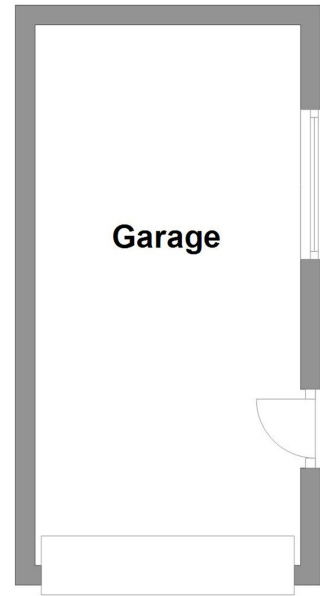
Finer details

Postcode: DL9 3NP
Freehold
Council Tax Band: B
EPC rating: D
Gas central heating .

Love property has collated the documents for the draft contract. Any potential buyer can request these from us, prior to offering. The pack includes Legal Title, Official copy of the Register Title (Property Deeds), Title Plan, Seller's Protocol Forms (Property Information Forms) TA6, TA7, TA10, Warranties, Guarantees, Planning permission and Building control certificates, Estate or Lease Management packs, Property details and EPC. We endeavour to supply as much of this as we can in our pack.

Mallard Road Scotton

Total area: approx. 77.3 sq. metres (832.2 sq. feet)



LOVE PROPERTY

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

Created especially for Love Property by Vue3sixty Ltd