



Nene Parade, March
OIEO £475,000 Freehold

**Sharman
Quinney**

Key Features



- Riverside Location with 57ft Mooring
- Open Plan Kitchen/Family Room
- Walking Distance to Town Centre & Train Station
- Lovely Views of the River Nene and Local Park
- Garage and Ample Off-Road Parking

Entrance Hall -
Tiled flooring, access into lounge and kitchen/diner and stairs to first floor

Lounge - 6.5m x 4m (21'3" x 13'1")
Carpet flooring, bay window to front, feature fireplace

Kitchen/Diner/Family Room - 9.5m x 4.5m (31'1" x 14'7") (L Shaped)
Tiled flooring, dual aspect windows and large patio doors leading out into the garden letting in tonnes of natural light. The kitchen consists of a range of base and wall units in an off-white shaker style finish with corallite work surfaces, inset sink, oven with induction hob and overhead extractor fan,



space for fridge/freezer (could be included).
Curved breakfast bar offering seating

Utility Room - 3.3m x 2.9m (10'8" x 9'5")
Tiled flooring, window to rear and door to side, matching units to kitchen, space for washing machine and stainless-steel sink

W/C - 1.6m x 1.1m (5'2" x 3'6")
Tiled flooring, window to side, low rise WC, vanity sink with storage

Landing -
Carpet flooring, window to front, access into all bedrooms, airing cupboard

Bedroom One - 4.7m x 4m (15'4" x 13'1") (into bay window)
Carpet flooring, bay window, access into walk-in wardrobe and ensuite

Ensuite - 2.2m x 2m (7'2" x 6'5")
Window to side, tiled flooring and walls, three-piece suite comprising of vanity sink with storage, low rise WC and walk in shower

Walk-in Wardrobes - 2.7m x 1.6m (8'8" x 5'2")
Carpet flooring, storage

Bedroom Two - 5.3m x 2.9m (17'3" x 9'5")
Carpet flooring, window to front, access into ensuite





Ground Floor



First Floor

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Ensuite - 2.3m x 2m (7'5" x 6'5")
Window to rear, tiled flooring and walls, three-piece suite comprising of vanity sink with storage, low rise WC and walk in shower, heated towel rail

Bedroom Three - 3.9m x 3.8m (12'7" x 12'4")
(into recess)
Window to rear, carpet flooring

Family Bathroom - 2.2m x 2.9m (7'2" x 9'5")
Window to rear, tiled flooring and walls, three-piece suite comprising of vanity sink with storage, low rise WC and bath with shower attachment

Outside -
The front of the property is paved and offers off road parking for multiple vehicles leading to the garage with electric door (4.6m x 2.7m (15'0" x 8'8")). A stepped pathway leads down the 57ft mooring. Two side gates both sides of the house allow access into the rear garden.

The rear garden half lawn and patio with landscaped borders and timber construction shed.

To view this property call Sharman Quinney on:
01354 661166

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