



Nene Parade, March
£280,000 **Freehold**

**Sharman
Quinney**

Key Features



- EXTENDED Family Home
- River Front Location including Private Mooring with Riparian Rights
- Ample Off Road Parking to Rear
- Walking Distance to Town Centre, Train Station and Local Schools
- Garage Converted into Workshop and Gym

Entrance Hall

Access into Lounge/Diner, stairs to first floor.

Lounge/Diner - 3.8m x 7.1m (12'4" x 23'2") measured into fireplace recess and bay window. Bay window to front with window seat and storage, feature fireplace with shelving on both sides of mantel, archway opening into lounge area, access into large understairs storage cupboard and door into kitchen.



Kitchen/Breakfast Room - 4.4m x 5.8m (14'4" x 19'0") L Shaped. Having been extended this room now makes a fantastic family space. Offering a range of base and wall units including a breakfast bar island in a gloss finish, integrated eye level oven, gas hob, dishwasher, space for fridge/freezer, washing machine and tumble dryer and a stainless-steel sink with internal window above allowing natural light into the lounge from the lantern skylight in the kitchen. There is a seating area overlooking the garden through the large patio doors and windows and log burner in the corner for the colder months.

Downstairs Shower Room - 2.4m x 1.8m (7'8" x 5'9"). Tiled floors and walls, feature internal window, three-piece suite comprising of large walk-in shower with rain head attachment, vanity sink with storage, low rise WC, loft hatch.

First floor

Bedroom One - 3.8m x 3.7m (12'4" x 12'1") measured into recess. Carpet flooring, window to front with views of the river, storage cupboard over the stairs.

Bedroom Two - 2.4m x 3.4m (7'8" x 11'1"). Carpet flooring, window to rear overlooking the garden and built in storage cupboard.

Bedroom Three - 2.2m x 2.4m (7'2" x 7'8"). Carpet flooring, window to rear.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Outside

To the front there is a private mooring with built in seating and storage, this is separated from the front garden of the house via a public footpath. The front garden is nicely landscaped, and a side gate allows access into the rear garden. The rear garden is also landscaped with numerous trees and shrubs, a stone pathway leads to the garden office, through another gate and following the path there is access into the garage. further along another gate opens onto the rear driveway which offers parking for four vehicles, this is accessed off Creek Road.

Garden Office - 3.3m x 3.3m (10'8" x 10'8"). Of timber construction, power, light and wifi, window overlooking garden.

Workshop - 3.6m x 2.7m (11'8" x 8'8"). Hard core flooring, power and light, storage shelves, doorway into gym and ladder stairs to large loft space.

Gym - 3.6m x 2.7m (11'8" x 8'8"). Power and light, storage shelves. Original garage doors boarded over. Please note that this space and the workshop are separated by a stud wall so if a buyer wanted to convert back into a garage, then they could.

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