

Nene Parade, March £280.000 Freehold

Sharman Quinney

Key Features









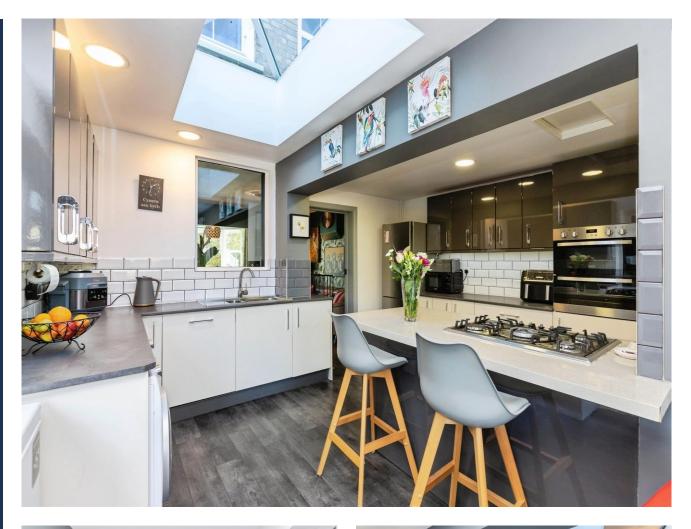




- **EXTENDED Family Home**
- River Front Location including Private Mooring with Riparian Rights
- Ample Off Road Parking to Rear
- Walking Distance to Town Centre, Train Station and Local Schools
- Garage Converted into Workshop and Gym

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 - $3.3m \times 3.3m (10'8" \times 10'8")$. 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.

To view this property call Sharman Quinney on: **01354 661166**

Selling your property?

Contact us to arrange a FREE home valuation.















Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRC206862 - 0001



