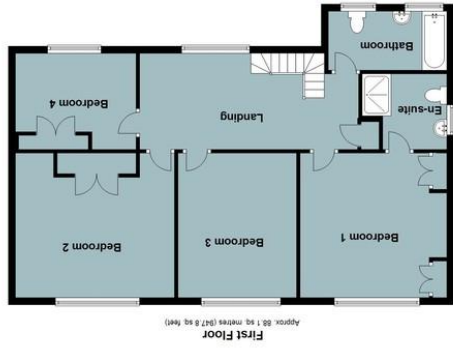


Total area: approx. 247 sq. metres (2668 sq. feet)  
Plans are for reference purposes only.  
 They are not to be used for legal purposes.



First floor

Ground floor

Chatters Office  
 6 High Street, Chatters PE16 6BE  
 Wisbech Office  
 The Boatouse, Harbour Square, Wisbech PE13 3BH  
 01354 696700 info@tpayneandco.co.uk  
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01354 696700 info@tpayneandco.co.uk



**Fallow Corner Drove, March, Cambs, PE15 0LT**

Sitting On Approx 1.87 Acres (STMS) - Village Location - Detached House - 4 Double Bedrooms - Kitchen & Utility - Lounge, Dining Room & Conservatory - En-Suite To Master, Family Bathroom & Two Ground Floor WC's - Front & Rear Gardens - Double Garage & Driveway - Call To View - (01354) 696700

**£750,000**



**Ground Floor**

**Entrance Hall**  
Double glazed windows leading up the stairs to the first floor, built in under stairs storage cupboard, single radiator and stairs leading to the first floor.

**Lounge**  
7.03m (23") max x 4.46m (14'6")  
Double glazed Bay window to front, brick built fireplace with brick built feature surround, two single radiators and double doors leading to;  
**Conservatory**  
Part brick construction with UPVC double glazed windows around and double doors leading to the rear of the property.

**Kitchen/Breakfast Room**  
4.85m (15'9") x 4.25m (13'9")  
Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, composite sink with tiled splashbacks, space for cooker, double glazed window to rear, single radiator and vinyl flooring.

**Utility**  
4.82m (15'8") max x 2.98m (9'7") Max  
Fitted with base level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge/freezer and tumble dryer, double glazed window to rear, single radiator and vinyl flooring,

**WC**  
Fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, radiator, vinyl flooring and double glazed window to rear.  
**Dining Room**  
4.87m (15'9")x 3.37m (11")  
Double glazed window to rear and single radiator.

**Reception Room**  
5.13m (16'8") x 5.86m (19'2")  
Two double glazed windows to front and single radiator.  
**Study**  
3.14m (10'3") x 2.17m (7'1")  
Double glazed window to front and single radiator.



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**WC**  
Fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, single radiator and double glazed window to front.

**First Floor**

**Landing**  
Double glazed window to front, built in storage cupboard and single radiator.

**Bedroom 1**  
4.16m (13'6") x 4.06m (13'3")  
Double glazed window to rear, built in wardrobes, single radiator and door leading to;  
**En-suite**  
Fitted with three piece suite comprising wash hand basin, shower cubicle and low-level WC, tiled splashbacks and double glazed window to side.

**Bedroom 2**  
4.46m (14'6") x 4.09m (13'4") Max  
Double glazed window to rear, built in storage cupboard and single radiator.  
**Bedroom 3**  
4.08m (13'3") x 3.36m (11')  
Double glazed window to rear and single radiator.

**Bedroom 4**  
3.39m (11'1") x 2.72m (8'9")  
Double glazed window to front, built in storage cupboard and single radiator.  
**Bathroom**  
Fitted with three piece suite comprising panelled bath, wash hand basin and low-level WC, tiled splashbacks, two double glazed windows to front and single radiator.

**Outside**  
The property sits on a plot of approx 1.87 acres (STMS). The front of the property offers a large driveway which is mainly laid to gravel, there are also lawn areas to the front which are planted with mature shrubs and trees. A wooden gate allows access to the rear garden where the double garage is situated, the rear garden is mainly laid

to lawn, with paved slabs and mature shrubs and trees planted.  
**EPC- Rating E**



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