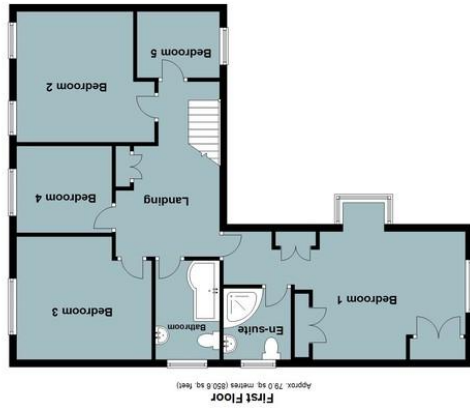


Total area: approx. 191.3 sq. metres (2059.2 sq. feet)
Plans are for reference purposes only. They are not to be used for any other purpose.



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
 www.tpayneandco.co.uk

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01354 696700 info@tpayneandco.co.uk



Cricketers Way, Benwick, March, Cambs, PE15 0UU

Offers in excess of

£385,000

No Upward Chain!!! - Village Location - Detached House - 5 Bedrooms - Kitchen & Utility - Lounge, Dining Room & Conservatory - Office - Enclosed Rear Garden - Garage, Store & Driveway - Call To View (01354) 696700



Ground Floor

Porch
Tiled flooring and door to:

Entrance Hall
Built in storage cupboard, tiled flooring and stairs leading to the first floor.

Kitchen
3.66m (12') x 2.65 (8'6")
Fitted with a matching base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob, built-in microwave, window to side, radiator and tiled flooring.

Utility
2.26m (7'4") x 1.87m (6'1")
Fitted with a matching base and eye level units with worktop space over with tiled splashbacks, plumbing for washing machine, space for tumble dryer, window to rear, radiator and tiled flooring.

Lounge
5.50m (18") x 3.59m (11'7")
Window to rear, electric fire with surround, two radiators and door leading to;

Conservatory
UPVC construction with double glazed windows, fitted ceiling fan and double doors leading to the garden.

Dining Room
3.69m (12'1") x 3.07m (10")
Window to side and radiator.

Office
2.83m (9'2") max x 1.87m (6'1")
Window to side and radiator.

WC
Fitted with two-piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, tiled flooring and window to rear.

First Floor

Landing
Built in storage cupboard with double doors.

Bedroom 1 6.70m (21'9")
Max x 3.54m (11'6")
Box window to front, window to side, fitted wardrobes, radiator and door to;

En-suite
Fitted with three piece suite comprising wash hand basin, shower cubicle and low-level WC, tiled surround, window to rear and heated towel rail.



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Bedroom 2
3.61m (11'8") x 3.23m (10'5") Max
Two windows to side and radiator.

Bedroom 3
3.74m (12'2") x 3.40m (11'1") max
Window to side and radiator.

Bedroom 4
2.64m (8'6") x 2.40m (7'8")
Window to side and radiator,

Bedroom 5
2.39m (7'8") x 1.98m (6'4")
Window to side and radiator.

Bathroom
Fitted with three piece suite comprising p-shaped panelled bath, wash hand basin and low-level WC, part tiled walls, window to rear and heated towel rail.

Garage
Connected with power and lighting, window to side, radiator, Up and over door and internal door leading to the store.

Outside
The property offers a generous size driveway allowing parking for multiple vehicles. To the front are planted shrubs and well-established trees and bushes. There is a side gate which allows access to an enclosed rear garden, comprising lawn, patio and shrub borders.

EPC Rating: C



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