



Ground floor

First floor

**TPayne & Co**  
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**March Road, Peterborough, Cambs, PE7 2DW**

No Upward Chain!!! - Modern Detached House- Rural Village Location - 4 Bedrooms - 2 Reception Rooms - Open Plan Kitchen/Diner/Family Room - Utility & Ground Floor WC - First Floor Bathroom & 2 En Suites - Enclosed Rear Garden, Driveway & Double Garage - No Upward Chain - Call To View (01354) 696700

**£499,995**



**Ground Floor**

**Entrance Hall**

Double glazed window to front, storage cupboard, underfloor heating and stairs to first floor.

**Kitchen/Diner/Family Room**

7.41m (24'4") x 7.33m (24'0")  
Fitted with a matching range of base and eye level units with worktop space over and a bank of larder units, built-in 5 ring gas hob with extractor hood over, built in triple oven, 1+1/2 bowl

under mount sink, built-in fridge/freezer and dishwasher, laminate flooring, underfloor heating, double glazed double doors, double glazed tri-fold door to rear and double glazed window to side.

**Lounge**

4.64m (15'3") x 4.08m (13'4")  
Double glazed double doors to rear, log burner, laminate flooring and underfloor heating.

**Study**

2.96m (9'7") max x 2.90 (9'5")  
Double glazed window to front, laminate flooring and underfloor heating.

**Utility**

2.99m (9'8") x 2.07m (6'8")  
Larder and base unit, plumbing for washing machine, stainless steel sink, laminate flooring, underfloor heating and double-glazed door to side.

**WC**

Fitted with two-piece suite comprising, vanity wash hand basin and low-level WC, tiled splashbacks and tiled feature wall, laminate flooring, underfloor heating and double-glazed window to side.

**First Floor**

**Landing**

Double glazed window to front and side, boiler cupboard and two radiators.

**Bedroom 1**

6.1m (20'1") max x 3.84m (12'6")  
Two double glazed windows to side, circular double-glazed window to front and two radiators.

**Dressing Area**

2.95m (9'8") x 2.26m (7'5")  
Skylight and radiator.

**En-suite**

2.29m (20'6") x 2.95m (9'7")  
Fitted three-piece suite comprising WC, vanity wash hand basin and shower enclosure, tiled walls, tiled floor, heated towel rail and skylight.



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**Bedroom 2**

4.08m (13'3") x 4.10 (13'5")  
Double glazed double doors to rear with safety glass barrier and radiator.

**Dressing Area**

4.09m (13'4") x 1.35m (4'4")  
Radiator.

**En-suite**

Fitted with three-piece suite comprising WC and vanity wash hand basin unit, shower enclosure, tiled walls, tiled flooring, heated towel rail double glazed window to side.

**Bedroom 3**

4.87m (15'9") max x 4.07m (13'3")  
Double glazed double doors to rear with safety glass barrier, built in wardrobe and radiator.

**Bedroom 4**

3.02m (9'9") x 3.07m (10'1")  
Double glazed window to front, built in wardrobe and radiator.

**Bathroom**

Fitted with four-piece suite comprising bath, vanity wash hand basin, shower cubicle and WC, tiled walls, tiled flooring, heated towel rail, flooring double glazed window to rear.

**Outside**

The property offers a block paved driveway to the front allowing parking for multiple vehicles and access to the double garage.

There is an enclosed rear garden which comprises of patio and lawn.

**Double Garage**

Two up and over doors and connected with power and lighting.



EPC - TBC

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