

01354 696700 info@tpayneandco.co.uk

TPayne & CO

Ground floor

First floor

Dressing Area

Bedroom 2

01354 696700 info@tpayneandco.co.uk

The Boathouse, Harbour Square, Wisbech PE13 3BH

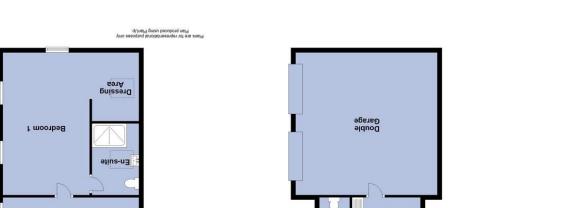
First Floor

Bedro

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Wisbech Office

6 High Street, Chatteris PE16 6BE Chatteris Office



are advised to recheck the measurements. and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate

Utility

MC

Entrance

Ground Floor

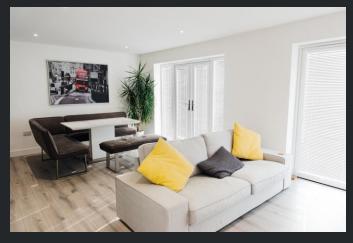
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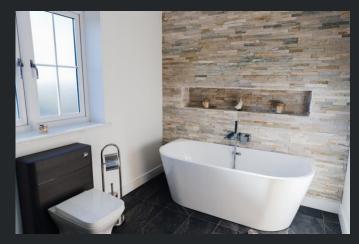
March Road, Peterborough, Cambs, PE7 2DW

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, builtin 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 doubleglazed window to side.

First Floor

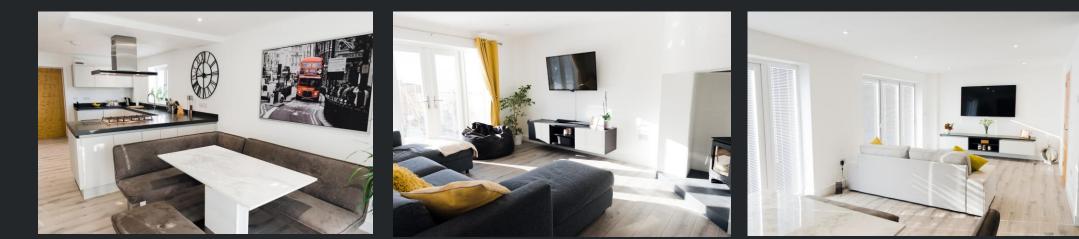
Landing Double glazed window to front and side, boiler cupboard and two radiators. Bedroom 1 6.1m (20'1") max x 3.84m (12'6") Two double glazed windows to side, circular double-glazed window to front and two radiators.

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.





Bedroom 2 4.08m (13'3") x 4.10 (13'5") Double glazed double doors to rear with safety glass barrier and 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. Outside The property offers a block paved driveway to

Dressing Area 4.09m (13'4") x 1.35m (4'4") 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. 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