



Ground floor

First floor

TPayne & Co  
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High Street, Doddington, March, Cambs, PE15 0TF

Guide Price

No Upward Chain!!!! - 1/4 Acre Plot STMS - Beautifully Presented - Detached House - 4 Bedrooms - Kitchen & Utility - Lounge, Dining Room & Conservatory - Shower Room & Bathroom - Front & Rear Gardens With Log Cabin - Driveway To Rear With 7KW EV Charger Installed - Full Re-Wired in 2024 Throughout- Call To View (01354) 696700

£400,000 - £450,000





Ground Floor

**Dining Room**  
3.64m (11'9") x 3.56m (11'6")  
Double glazed window to front, stain glass front door, fireplace with oak beam, radiator and varnished floorboards.

**Lounge**  
3.67m (12') x 3.64m (11'9")  
Double glazed window to front, radiator, built in storage cupboard, recessed shelving and varnished floorboards.

**Kitchen**  
4.61m (15'1") x 3.05m (10")  
Fitted with a matching range of base and eye level units with solid wood worktop space over, decorative splashback, stainless steel sink with chromes mixer taps, integrated full length fridge, integrated full length freezer and integrated dishwasher, built-in double oven, built-in five ring electric hob with extractor over, built-in microwave, double glazed window to rear and tiled flooring.

**Utility**  
1.70m (5'5") x 1.57m (5'1")  
Fitted with base level units with worktop space over, plumbing for washing machine, wall mounted boiler, double glazed window to rear and tiled flooring.

**Conservatory**  
Half and UPVC construction with double glazed windows to front and side, radiator, tiled flooring and double glazed bi-fold doors opening to the garden.

**Office Area**  
5.43m (17'8") Max x 2.35m (7'7")  
Three built in storage cupboards, radiator, tiled flooring and stairs leading to the first floor.

**Bathroom**  
Fitted with three piece suite comprising freestanding bath, wash hand basin and WC, double glazed window to rear, built in storage cupboard, heated towel rail, half panelled walls and tiled flooring.

First Floor

**Landing**  
Double glazed velux window and fitted carpet.

**Bedroom 1**  
4.61m (15'1") x 3.07m (10")  
Four double glazed velux windows with installed blackout shutters, double glazed window to rear, radiator, fitted carpet and archway leading to;

**Dressing Area**  
2.66m (8'7") x 2.42m (7'9")  
Radiator and laminate flooring.

**Bedroom 2**  
3.70m (12'1") x 3.65m (11'9")  
Double glazed window to front, two built in wardrobes, radiator and laminate flooring.

**Bedroom 3**  
3.66m (12') x 3.64m (11'9")  
Double glazed window to front, two built in wardrobes, radiator and laminate flooring.



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**Bedroom 4**  
2.52m (8'2") x 1.52m (4'9")  
Double glazed window to rear, radiator and laminate flooring.

**Shower Room**  
Fitted with three-piece suite comprising corner shower cubicle, wash hand basin and WC, double glazed velux window, heated towel rail and vinyl flooring.

**Log Cabin**  
Three double glazed windows to side, a set of double-glazed double doors opening to the garden, fully connected with electric and lighting. This can be used for a variety of things, currently used as a hairdressing salon, but can also be used for guest accommodation, and other business uses. There is also a door to;

**WC**  
Fitted with two-piece suite comprising, wash hand basin and WC, laminate flooring and double-glazed

window to side.

**Outside**  
The property has a small front garden with artificial lawn, planted shrubs and a paved path leading to the front door.

A side gate allows access to a large rear garden, which has been beautifully landscaped and well maintained. The rear garden comprises of lawn, a decorative circular patio area, two bay trees which have been sculptured into hearts, there are also many planted mature trees and shrubs. There is a paved path leading to a

timber gate to the bottom of the garden, this provides access to further garden space and parking for multiple vehicles. There are also two open fronted workshops and two storage sheds, There is also 7kw EV charger installed to allow charging for electric cars. The property sits on approx. 0.25 acres (STMS)

The property has be fully re-wired throughout (2024)

EPC RATING - D



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