



Ground floor

First floor

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Grange Road, Wimblington, March, Cambs, PE15 0YH

Sitting On Approx 5 Acres (STMS) Surround By Open Farmland - Detached House In A Rural Location With Annexe Potential - 4 Double Bedrooms - Kitchen & Utility - Lounge, Family Room & Office - Shower Room, Bathroom & En-Suite To Master - Owned Solar Panels To the Front Of The Property - Detached Garage & Outbuildings - Ample Parking - Call To View (01354) 696700

£858,500



Ground Floor

Entrance Hall

Wooden flooring with underfloor heating, double glazed window to the rear built in storage cupboard and stairs leading to the first floor.

Kitchen/Breakfast Room

7.09m (23'2") x 5.68m (18'6")
Fitted with matching range of base and eye level units with worktop space over with matching breakfast bar, integrated double oven, integrated dishwasher, integrated fridge, built in gas hob with extractor over, china style sink, space for freezer, tiled splashback, access to a large pantry, log burner with surround, tiled flooring with underfloor heating and double glazed window to the side and front of the property.

Utility

5.69m (18'6") max x 3.04m (9'9")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine and space for tumble dryer, wooden flooring with underfloor heating and double-glazed windows to the rear.

Shower Room

Fitted with four-piece suite comprising corner shower cubicle, wash hand basin, low level WC, bidet, tiled flooring with underfloor heating and part tiled walls.

Boot Room

Fitted with double glazed UPVC windows and glass roof, wooden flooring and external door leading to the outside space.

Bedroom 4

3.86m (12'6") x 3.02m (9'9")
Double glazed window to front and side, wooden flooring and under floor heating.

Office

3.17m (10'4") x 2.54m (8'3")
Double Glazed window to the front and wooden flooring with underfloor heating.

Lounge

5.97m (19'5") x 3.99m (13")
Fitted log burner with solid wood mantle, wooden flooring with under floor heating and double doors leading to the rear of the property.

Family Room

5.94m (19'4") x 3.96m (12'9")
Tiled flooring with underfloor heating, double glazed windows looking out to exquisite views and external door leading to the garden area.

First Floor

Landing

Double glazed window to the front and rear, fitted carpet, radiator and built in airing cupboard.



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Master Bedroom

5.69m (18'6") x 3.85m (12'6")
Double glazed windows to the front, two radiators and fitted carpet and door leading to;

Walk-in Wardrobe

Fitted with shelving units and hang rails, radiator and fitted carpet.

En-suite

Fitted with three-piece suite comprising free standing bath, wash had basin, low level WC, heated towel rail tiled flooring, part tiled walls and double-glazed window

to the side.

Bedroom 2

5.71m (18'7") x 3.88m (12'7")
Double glazed windows to the front, two radiators, built in storage cupboard and fitted carpet.

Dressing Room/Nursery
3.07m (10") x 2.52m (8'2")
Double glazed window to rear, radiator and fitted carpet.

Bedroom 3

5.96m (19'5") x 3.99m (13")
Double glazed windows to the side, radiator, fitted carpet and door to a walk in dressing area.

Bathroom

Fitted with three-piece suite comprising low level WC, wash hand basin, bath, double glazed window to rear, radiator, tiled flooring and part tiled walls.

Outside

Situated in a beautiful rural location surrounded by farmland and field views is this beautifully presented

4-bedroom detached house sitting on approx 5 acres (STMS), offering a well thought out landscaped garden, planted with meadowland flowers providing a picturesque setting. The property also provides the opportunity for a ground floor annexe offering the aspect of multi-generational living.

There is a open fronted store/workshop area and an additional timber-built cabin currently used as an art room which is connected with power and lighting and provides a good WIFI connection.

Owned solar panels are installed to the front of the property which provides an annual [financial return](#)

There is a large driveway allowing parking for multiple vehicles which is laid to gravel with planted flower borders leading to the property. There is a pond which attracts wildlife and the occasional ducks.

On the grounds there are many planted bulbs, all hand planted by the current owner this consists of varieties such as roses, snowdrops, cosmos, cyclamen, nigella and

many more, as well as the plants there a various trees such as weeping cherry, golden wheeping willow, various apple trees, plum pear and silver birch.

The front garden and the front of the house are softly lit at night with subtle solar lights, which creates a really gentle glow.

EPC- TBC



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