



### Ground floor

www.tpayneandco.co.uk  
01354 696700 info@tpayneandco.co.uk

Wisbech Office  
The Boathouse, Harbour Square, Wisbech PE13 3BH

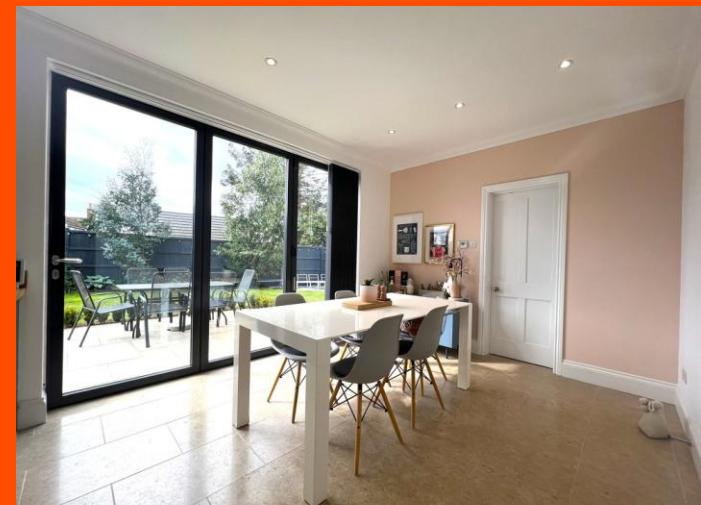
Chatteris Office  
6 High Street, Chatteris PE16 6BE

### First floor

**TPayne & Co**  
SALES & LETTINGS

01354 696700 info@tpayneandco.co.uk

**TPayne & Co**  
SALES & LETTINGS



## Newgate Street, Doddington, March, Cambs, PE15 0SR

Popular Village Location - Stunning Character 4 Bedroom Detached House - Open Plan Kitchen/Dining Area & Living Room - Family Room - Family Bathroom, En-suite & Downstairs Shower Room - Utility Room - Front & Rear Gardens - Driveway Parking - EPC Rating C - Call To View - 01354 696700

**£430,000**

**Ground Floor**

Entrance Hall  
Entrance door, storage cupboard, radiator, laminate flooring and stairs to first floor.

Family Room  
3.99m (13'1") x 3.72m (12'2")  
Double glazed window to front, fireplace with log burner and radiator.

**Living Room**  
4.02m (13'2") x 3.96m (13')  
Double glazed window to front, double glazed window to side, fireplace, radiator, laminate flooring and open plan with kitchen/dining area.

**Kitchen/Dining Room**  
6.58m (21'7") x 3.24m (10'8")  
Fitted with a matching range of base and eye level units with Oak worktop space over, matching island unit with Bosch 5 zone touch screen induction hob, with extractor over and storage under, ceramic sink unit with draining board, integrated fridge/freezer, wine cooler, integrated dishwasher, fan assisted Neff double oven, double glazed window to rear, double glazed window to side, tiled flooring, underfloor heating and bifold doors to the enclosed rear garden.

**Utility Room**  
3.05m (10') x 1.49m (4'11")  
Fitted with base and eye level units with Oak worktop space over, integrated AEG washer/dryer, Integrated under counter additional AEG freezer, butler style sink, double glazed window to rear, tiled flooring, underfloor heating and double glazed door to rear garden.

**Shower Room**  
Fitted with a three piece suite comprising tiled double shower enclosure, pedestal wash hand basin and low-level WC, tiled flooring, underfloor heating and illuminated mirror.

**En-suite**  
Fitted with a three piece suite comprising pedestal wash hand basin, tiled double shower enclosure, low-level WC, tiled splashbacks, heated towel rail and tiled flooring.

**First Floor**

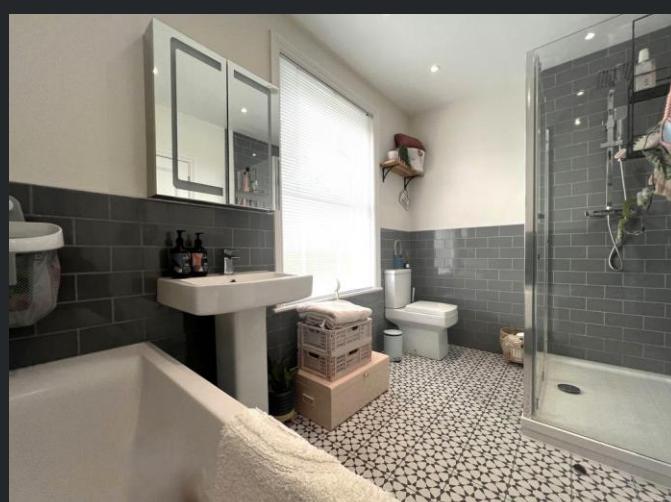
**Landing**  
Double glazed window to front and radiator.

**Bedroom 2**  
4.05m (13'3") x 4.00m (13'1")  
Double glazed window to front, double glazed window to side and radiator

**Bedroom 1**  
3.96m (13') x 3.62m (11'11")  
Double glazed window to front, built-in wardrobe and radiator.



**TPayne & Co**  
SALES & LETTINGS



**Bedroom 3**  
3.34m (10'11") x 3.08m (10'1")  
Double glazed window to rear, double glazed window to side and radiator.

**Bedroom 4**  
3.08m (10'1") x 2.89m (9'6")  
Double glazed window to rear and radiator.

**Bathroom**  
Fitted with a four piece suite comprising panelled bath, pedestal wash hand basin, double shower enclosure and low-level WC, tiled splashbacks, double glazed window to rear, heated towel rail, under floor heating and tiled flooring.

**Outside**  
The property has off road parking to the rear. The front and side gardens have low level hedging with stone chipping and pathway leading to the front entrance door. A side gate gives access to the enclosed rear garden which consists of patio area, lawn, seating areas, planted borders, trees, shrubs and a store.

EPC Rating: C



**TPayne & Co**  
SALES & LETTINGS