



Ground floor

First floor

**T Payne & Co**  
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**King Street, March, Cambs, PE15 0QF**

**Offers in Excess of**

Beautifully Presented - Detached House - 4 Double Bedrooms - Lounge & Play Room - Kitchen/Dining Room & Utility - Ensuite To Master, First Floor Bathroom & Ground Floor WC - Enclosed Rear Garden - Integral Garage - Driveway To Front - Call To View (01354) 696700

**£400,000**



**Ground Floor**

**Entrance Hall**

Tiled flooring, radiator and stairs leading to the first floor.

**Lounge**

5.97m (19'5") x 3.61m (11'8")  
Double glazed window to side, double glazed window to front, tiled flooring and two radiators.

**Play Room**

3.36m (11") x 3.61m (11'8")  
Single radiator and tiled flooring.

**Kitchen/Dining Room**

6.06m (19'8") x 7.23m (23'7") max  
Fitted with a matching base and eye level units with worktop space over, matching breakfast bar, matching island unit, fitted wine rack, stainless steel with boiling option tap, integrated dishwasher, space for fridge/freezer, built-in double oven,

built-in induction hob, built in microwave, double glazed window to rear, radiator and laminate flooring and double doors leading to the rear of the property.

**Utility**

2.32m (7'6") x 2.27m (7'4")  
Fitted with a base level units with worktop space over, stainless steel sink, plumbing for washing machine, space for tumble dryer, double glazed window to rear, radiator, laminate flooring and

external door leading to the rear of the property.

**WC**

Fitted with two piece suite comprising, wash hand basin and low-level WC, tiled flooring and double glazed window to front,

**First Floor**

**Landing**

Double glazed window to front and built in storage cupboard.

**Master Bedroom**

4.58m (15') x 3.62m (11'8")  
Double glazed window to front, radiator and door leading to;

**En-suite Shower Room**

Fitted with three piece suite comprising shower cubicle, wash hand basin with tiled splashback and low-level WC, double glazed window to side, heated towel rail and tiled flooring.

**Bedroom 2** 3.98m (13") x 2.88m (9'4")  
Double glazed window to front and radiator.

**Bedroom 3** 3.82m (12'5") x 2.89m (9'4")  
Double glazed window to rear and radiator.

**Bedroom 4** 3.38m (11") x 2.97m (9'7")  
Double glazed window to rear and radiator.



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**Bathroom**

Fitted with three piece suite comprising corner panelled bath, vanity wash hand basin with tiled splashback and low-level WC, double glazed window to rear, heated towel rail and tiled flooring.

**Garage**

Integral garage with power and light connected and electronic door.

**Outside**

This property offers ample of parking to the front which is laid to gravel. A side gate allows access to an enclosed rear garden, comprising of lawn and patio areas. A timber-built shed is situated to the rear of the garden.

EPC- TBC



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