



42 Station Road

March, PE15 8LE

elliswinters & co

Exclusive & New Homes

Welcome to

42 Station Road

Accommodation Summary

This beautifully appointed home is located in the heart of the popular town of March and offers easy access to both the town centre and the train station. The home has been lovingly renovated whilst being sympathetic to the retained character. Features include stain glass doors, grand stairs case, call bells, fireplaces, generous plot with Coach house which could easily be utilised for someone working for home or potential annexe (STP.)

Hallway

Stairs to first floor, stain glass entrance door, radiator.

Lounge 4.92m (16'2") x 4.30m (14'1")

Box bay window to front, cast fireplace with tiled inset, two radiators, tiled flooring.

Formal Dining Room 4.92m (16'2") x 4.29m (14'1")

Bay window to front, window to side, log burner, two radiators.

Family Room 7.35m (24'2") x 5.53m (18'2")

Bay window to rear with double doors to the garden, two radiators, two windows to side.

Snug 4.29m (14'1") x 3.08m (10'1")

Window to side, ornamental fireplace, radiator, double doors to:

Kitchen/Breakfast Room 6.34m (20'9") max x 5.51m (18'1") max

Fitted with a range of wall and base units with butler sink and central island, plumbing for dishwasher, window to rear, two skylights, double doors to side and rear, radiator.

Breakfast Room 4.80m (15'9") x 4.24m (13'11")

Window to side, radiator, second set of stairs leading to the first floor, servants call bells.

Pantry

Original cold slab, shelving, window to side.

Store

Window to side.

Utility Room

Plumbing for washing machine, space for tumble drier, gas fired boiler, tiled flooring, window and door to rear.

WC

Fitted with WC and wash hand basin, radiator.

First Floor & Landing

Window to rear.

Master Bedroom 4.91m (16'1") x 4.28m (14')

Bay window to front with window seat, cast fireplace, radiator, door to:

Dressing Room

Window to front.

Bedroom 2 4.90m (16'1") x 4.30m (14'1")

Box window to front, radiator.

Bedroom 3 4.20m (13'9") x 3.85m (12'8")

Window to side, radiator, door to:





Dressing Room

Window to side.

Bedroom 4 4.35m (14'3") x 3.08m (10'1")

Window to rear, radiator.

Family Bathroom

Fully tiled and fitted with a freestanding, double ended bath, walk in shower, double vanity wash hand basins, WC, window to side, heated towel rail.

Outside

To the front of the property the garden is laid mainly to lawn with air raid shelter and a generous driveway leading to double gates with a further parking area and Garage which is fitted with light and power. To one side is a brick built Garden Store with Garden Room at the rear. Above this and access via an outside staircase is the Office Space/Potential Annexe 9.26m (30'5") x 4.10m (13'5") which is also fitted with light and power. The rear garden is laid to patio and lawn with flower and shrub borders, outside water supply and further garden shed.



Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

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