

£625,000

7 Mill Hill Lane, March, PE15 9QB



To arrange a viewing call us now on 01354 701000

LOCATED IN A BEAUTIFUL POSITION this three storey, family home offers a wealth of accommodation comprising lovely hallway with central staircase, generous formal lounge with MULTI FUEL BURNER, dining room, WC and utility room plus a STUNNING KITCHEN/BREAKFAST ROOM/FAMILY ROOM. To the first floor there are FOUR DOUBLE BEDROOMS with ensuite to bedroom two plus a FABULOUS FOUR PIECE BATHROOM SUITE. To the second floor is the MASTER SUITE with generous bedroom, DRESSING ROOM & ENSUITE. Outside is parking, DOUBLE GARAGE plus two garden areas WITH FIELD VIEWS! EPC B

Ellis Winters & Co 52 High Street, March, Cambridgeshire, PE15 9JR  
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**Ground Floor**

**Entrance Hall**

Central staircase, tiled flooring with underfloor heating, storage cupboard housing hot water tank.

**WC**

Fitted with a vanity wash hand basin and WC, tiled flooring with underfloor heating.

**Lounge**

9.47m (31'1") x 3.86m (12'8")  
Two windows to front and side, multi fuel burner with wooden lintel, double doors to rear.

**Dining Room**

4.45m (14'7") x 3.88m (12'9")  
Two windows to front, wood flooring with underfloor heating.

**Kitchen/Breakfast/Family Room**

12.18m (40') x 4.93m (16'2") max  
Kitchen – fitted with wall and base units with granite worktops, integral dishwasher, space for range style cooker, gas fired boiler, pantry style cupboard, butler sink, window to side, tiled flooring with underfloor heating.  
Breakfast/Family Room - bi-folding doors to rear, two sets of double doors to side, tiled flooring with underfloor heating.

**Utility Room**

Fitted with wall and base units, sink unit with mixer tap, plumbing for washing machine and space for tumble drier, door to rear garden, tiled flooring with underfloor heating.

**First Floor & Landing**

Window to front, cupboard, stairs to second floor and landing.

**Bedroom 2**

4.68m (15'4") x 3.88m (12'9")  
Two windows to rear, radiator, storage cupboard.

**En-suite Shower Room**

Fitted with a three piece suite comprising oversized shower cubicle, wash hand basin and WC, window to side, heated towel rail.

**Bedroom 3**

4.96m (16'3") x 3.88m (12'9")  
Two windows to rear, radiator.

**Bedroom 4**

4.41m (14'6") x 3.88m (12'9")  
Two windows to front, radiator.

**Bedroom 5**

3.88m (12'9") x 3.16m (10'4")  
Two windows to front, radiator.

**Family Bathroom**

Fitted with a four piece suite comprising double ended roll top bath with mixer tap shower, corner shower cubicle, vanity wash hand basin and WC, window to rear, heated towel rail.

**Second Floor & Landing**

**Master Bedroom**

5.89m (19'4") x 4.93m (16'2")  
Skylight window, radiator.

**Dressing Room**

Skylight window, storage cupboard, double door wardrobe, radiator.

**En-suite Shower Room**

Fitted with a three piece suite comprising oversized walk in shower unit, vanity wash hand basin and WC, heated towel rail.

**Outside**

To the front of the property there is ample off road parking leading to the DOUBLE GARAGE which is fitted with light and power and has storage to the first floor. A gated side access leads to a side lawn and patio area. To the rear of the property there is a further patio area with the remainder laid to lawn with field views.

It should be noted the home is fitted with fully purchased solar panels. The two garden areas face both South and West.

**Freehold**

Council tax band F

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.

