

£365,000

The Poplars March Road, Rings End, PE13 4DA



To arrange a viewing call us now on 01354 701000

Located in a SEMI RURAL LOCATION and boasting FIELD VIEWS this detached family home boasts versatile accommodation within and PLENTY OF SPACE OUTSIDE! Accommodation includes two reception rooms, KITCHEN AND UTILITY, ground floor cloakroom, FIVE BEDROOMS WITH ENSUITE TO MASTER and family bathroom. Outside there is ample parking and GENEROUS WORKSHOP plus good size garden. EPC D





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## Ground Floor

### Hall

Radiator, stairs to first floor and landing.

### Lounge

5.58m (18'4") x 4.52m (14'10")

Box bay window to front, radiator, log burner.

### Dining Room

3.44m (11'3") x 3.17m (10'5")

Radiator, patio doors to rear garden.

### Kitchen

3.44m (11'3") x 3.42m (11'3")

Fitted with wall and base units with integral dishwasher, oven, hob and hood, one and half bowl sink unit with mixer tap, window to rear.

### Utility Room

Wall and base units, plumbing for washing machine, sink unit with mixer tap, oil fired boiler, window to rear, radiator, door to garden.

### WC

Fitted with WC and wash hand basin, window to side, radiator.

### Bedroom 5

2.97m (9'9") x 2.92m (9'7")

Window to front.

### En-suite

Fitted with shower unit, wash hand basin and WC, window to side.

### First Floor & Landing

Airing cupboard with tank and shelving, access to loft.

### Bedroom 1

4.36m (14'4") x 3.46m (11'4")

Window to front, radiator.

### Bedroom 2

3.55m (11'8") x 2.94m (9'8")

Window to rear, radiator.

### Bedroom 3

3.65m (12') x 3.19m (10'6")

Window to rear, radiator.

### Bedroom 4

2.30m (7'7") x 1.85m (6'1")

Window to front, radiator.

### Bathroom

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

### Outside

To the front of the property there is a driveway providing ample off road parking leading round to the side of the house and down to the WORKSHOP 12m x 5m (approx.) fitted with light and power. The rear garden is sectioned into a number of areas with shed and greenhouse. The side and rear garden is laid mainly to lawn with open views to the right hand side and front.

### Freehold

Council tax band C

It should be noted that the property is located on a private farm track and on private drainage and oil central heating.

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.



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

Tel: 01354 701000 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)