

£300,000

School House, March Road, Coldham, PE14 0LZ



To arrange a viewing call us now on 01354 701000

Situated 4 miles from March town centre this lovely home sits on a good size plot and boasts field views to the front.

Accommodation comprises a refitted kitchen/diner, lounge with double doors to playroom and ground floor WC. To the first floor there are three good size bedrooms and bathroom.

Outside there is ample parking to the front and side leading to the garage and south east facing garden. EPC F



Total area: approx. 102.3 sq. metres (1101.7 sq. feet)

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Bedroom 3
3.62m (11'11") x 2.11m (6'11")
Window to rear, radiator.

Bathroom
Fitted with a three piece suite comprising bath with shower over, vanity wash hand basin and WC, window to rear, heated towel rail.

Outside
To the front of the property there is a block weave driveway providing ample off road parking for multiple vehicles. A driveway to one side leads to the garage which is fitted with light and power. The good size, south east facing garden is laid to patio and lawn with outside water supply and electric.

Freehold
Council tax band C

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.



Ground Floor

Hall
Two windows to side, radiator, stairs to first floor and landing.

Kitchen/Dining Room
6.03m (19'9") x 3.70m (12'2") min
Refitted with wall and base unit with solid wood worktops, central island, butler sink, gas cooker point, plumbing for washing machine, window to front, two windows to rear, radiator, storage cupboard/walk in pantry, exposed brick fireplace.



Lounge
3.63m (11'11") x 3.62m (11'11")
Window to front, radiator, living flame gas fire, double doors to:

Play Room
2.46m (8'1") x 2.02m (6'7")
Window to side, double cupboard housing gas fired boiler, radiator, stable door to rear.



WC
Fitted with vanity wash hand basin and WC, window to rear.

First Floor & Landing
Window to rear, radiator, airing cupboard.

Bedroom 1
3.70m (12'2") x 3.67m (12'1")
Cupboard, window to front and side, radiator.

Bedroom 2
3.67m (12'1") x 3.62m (11'11")
Window to front and side, radiator.



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