



MILL HILL LANE, MARCH, PE15 9QB
OIEO: £600,000

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CAMBRIDGE ESTATE AGENT

Situated in a quiet location on the fringe of the town with views across open fields, this 5 bedroom home over 3 floors offers you stylish space and versatility.

With two large living spaces all connecting to a social patio outside, this house offers connectivity but also peace and solitude with a separate family room, and the entire top floor a private master bedroom suite.

The double garage and off road parking also provide convenience and accessibility.



- 5 bedrooms (2 with en-suite)
- 3 reception rooms
- Large feature entrance hall
- 3 floors of accommodation
- Master bedroom with en-suite and separate dressing area.
- Detached double garage with first floor storage area.
- Ample off road parking
- Private garden



Sitting room

Living area of open plan Kitchen / Living /Dining



Kitchen area of open plan Kitchen / Living /Dining

Dining area of open plan Kitchen / Living /Dining





Bedroom 2

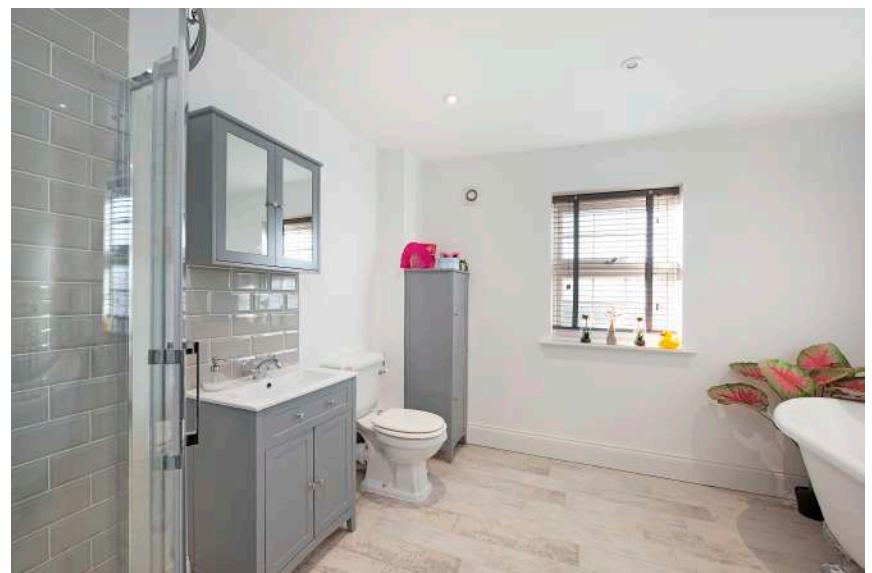
BEDROOM TWO is currently used as the main bedroom as it has a three piece en suite, with an oversized shower cubicle, wash hand basin and WC, a heated towel rail and a window to the side. The bedroom also benefits from two windows to the rear and a storage cupboard.

There are **THREE FURTHER DOUBLE BEDROOMS** on this floor, all of excellent size and also a **FAMILY BATHROOM** comprising a four-piece suite.



Bedroom 3

1st floor bathroom





Principal Bedroom

Bathroom and dressing area for Principal Bedroom



Dressing area

The spacious **MASTER BEDROOM SUITE** provides two distinct areas either side of the stairs. First is a dressing area with a double door wardrobe, a storage closet, and a skylight window. This space could easily accommodate wardrobes and a dressing table. From this area there is a door to the bathroom comprising a three-piece suite comprising oversized walk in shower unit, vanity wash hand basin and WC, and a heated towel rail

The large main bedroom area is to the other side of the stairs and has a radiator and skylight window.

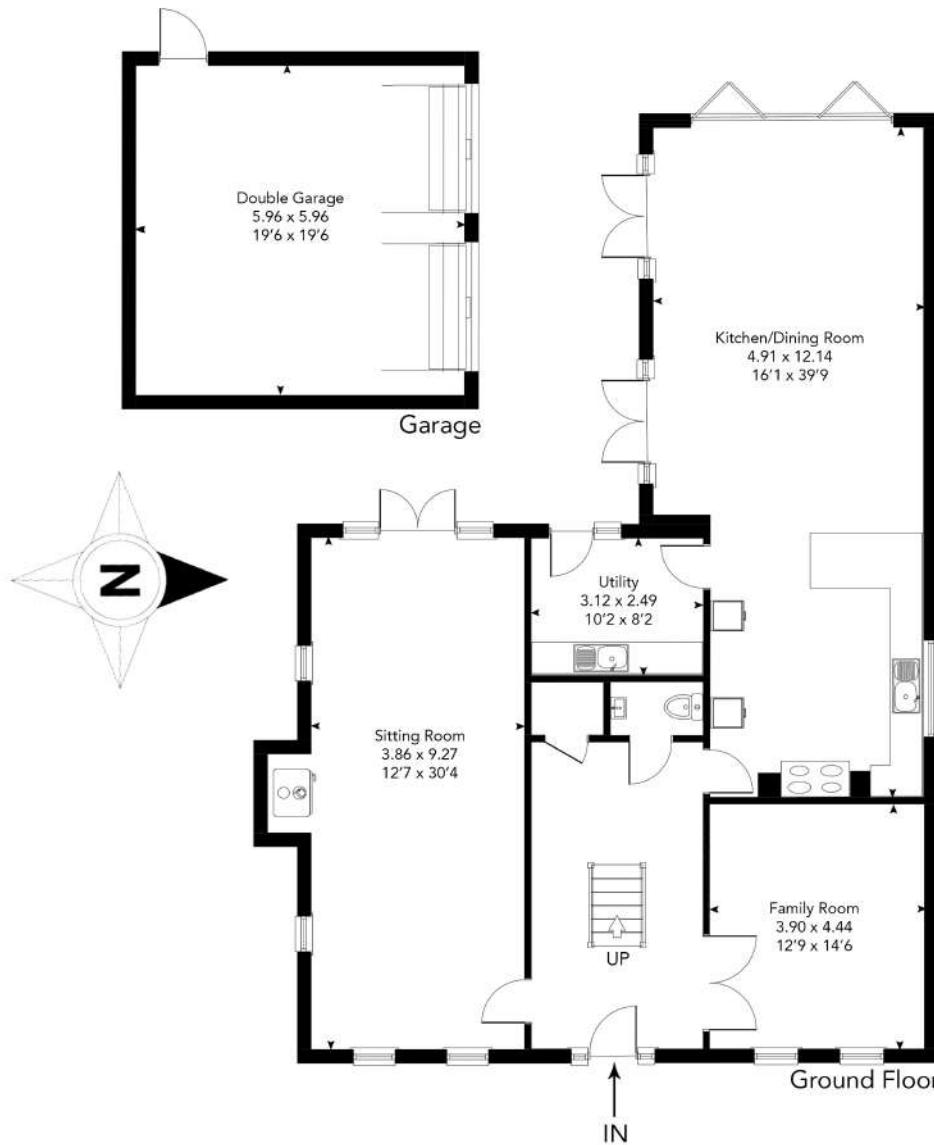




There is a side garden with a door giving access into the utility room this area would be ideal for those wishing to set up their own kitchen garden and grow their own vegetables

The **DOUBLE GARAGE** is fitted with light and power and has a storage area to the first floor.

The **REAR GARDEN** offers a large patio area connecting all doors from the sitting room to the kitchen and dining area.making this an open and accessible space to social and make use of the open field views all year round and catches the sun throughout the day.

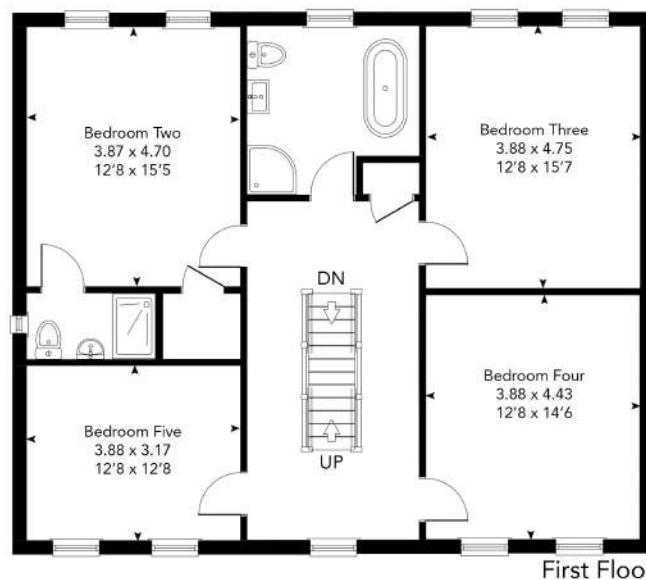
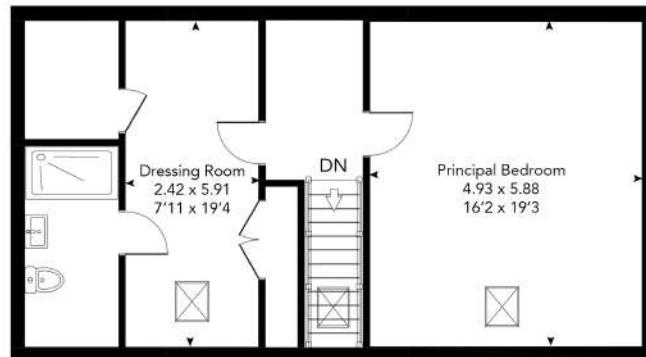


Approximate Gross Internal Area = 310 m² / 3336 ft²

Garage = 35 m² / 377 ft²

Total = 345 m² / 3713 ft²

For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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KEY INFORMATION

Property Type	Detached house	CONNECTIVITY	
Bedrooms	Five	Estimated broadband speeds:	
Council Tax	Band F	Standard	24 mbps
Square footage	3336 sqft approx	Superfast	1000 mbps
EPC Rating	B		
Age	2018	Cable/Satellite TV availability	
Last sold date	June 2018	BT	Yes
Title Number	CB32219	Sky	Yes
Plot size	0.16 acres	Virgin	No
Heating	Gas Central Heating		
Tenure	Freehold	Mobile Signals (based on calls indoors)	
LOCAL AREA		EE	Amber
Local Authority	Fenland District Council	3 (Three)	Red
Flood Risk River & Seas	No	O2	Amber
Flood Risk surface water	High	Vodafone	Amber
Conservation Area	No		
		● Green	Likely to have good coverage.
		● Amber	You may experience some problems.
		● Red	You should not expect to receive a signal.

KEY INFORMATION

TRANSPORT (NATIONAL)

National Rail Stations

March Rail Station	1.97 miles
Manea Rail Station	4.8 miles
Huntingdon Rail Station	22.1 miles
Peterborough	22.2 miles

Trunk Roads/Motorways

M11 J14	20.69 miles
M11 J13	22.16 miles
M11 J12	14.17 miles
A1 (M) J14	117.7 miles
A1 (M) J15	16.31 miles

Airports/Helipads

Stansted Airport	45.18 miles
Luton Airport	49.08 miles

TRANSPORT (LOCAL)

Bus stops

Lambs Hill Drove	0.4 miles
Wimblington Road	0.41 miles
Neale Wade College	0.45 miles

SCHOOLS

Primary

Cavalry Primary School	1.08 miles
Westwood Primary School	1.61 miles
All Saints Interchurch Academy	1.79 miles

Secondary

Neale-Wade Academy	0.54 miles
Cromwell Community College	5.81 miles
Kings Ely	18.6 miles

10 year history of average house prices by property type in PE15

Detached	+84.97%
Semi-Detached	+82.19%
Terraced	+74.93%

KEY INFORMATION

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