

**ROBERT  
HALE  
HOMES FOR  
SALE**

6, Wheel Centre, Broad St.,  
March, Cambs. PE15 8TX

**MARCH**

**01354 652785**

E-mail:

march@robert-hale-homes.co.uk

Website:

www.robert-hale-homes.co.uk

**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**51, LANDAU WAY,  
MARCH,  
PE15 8YB.**

**THE PROPERTY**

ONE OF THE HIGHLY POPULAR REASON HOMES THREE BEDROOMED DETACHED CHALETs, SITUATED ON A CORNER PLOT ON THIS HIGHLY POPULAR DEVELOPMENT \* 17FT FITTED KITCHEN WITH BUILT-IN OVEN AND HOB ETC.\* TWO BATH/ SHOWER ROOMS \* LOVELY CONSERVATORY \* DETACHED GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING \* ATTRACTIVE ENCLOSED GARDENS TO REAR \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* VIEW QUICKLY TO AVOID DISAPPOINTMENT!

**PRICE**

**O.I.E.O. £300,000**

**FREEHOLD**

**EPC BAND C**

**COUNCIL TAX**

**BAND C**

**FENLAND DISTRICT COUNCIL**

**REF. NO. M4817**

**SELLING? FREE, FREE, VALUATIONS!**

For your own peace of mind, always have an independent survey,  
and always test all systems and appliances!  
Items displayed in photographs may not necessarily be included.



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**51, LANDAU WAY, MARCH**

**HOW TO GET THERE**

From our March office proceed along Station Road, continue over the level crossing and at the first mini roundabout turn right into Estover Road. Continue taking the first turning right into Cawood Close. Proceed and Landau Way is a turning on the right hand side in due course.

**THE ACCOMMODATION**

(Dimensions given are approximate only).

**ENTRANCE LOBBY**

With tiled floor.

**ENTRANCE HALL**

With stairway off, built-in cloaks cupboard, built-in store cupboard.

**LOUNGE/DINER**

15'4"(max) x 11'7"(max) With laminate floor, double glazed French doors to conservatory.

**FITTED KITCHEN/DINER**

17'5"(max) x 12'8"(max) With built-in gas hob, electric hob hood, range of wall cupboards, cupboard housing Vaillant gas fired wall mounted combi boiler, central heating programmer, preparations surfaces with drawers and cupboards under, space/plumbing for automatic washing machine, built-in electric double oven, part tiled walls.

**GROUND FLOOR SHOWER ROOM/W.C.** With tiled shower area with thermostatic shower, low level w.c., pedestal washbasin with mixer tap, heated towel rail, extractor fan.

**GROUND FLOOR BEDROOM NO. 3** 11'4"(max) x 9'7"(max) With full width range of fitted units including wardrobe/cupboards, blanket cupboards and display cupboards.

**BRICK & UPVC CONSERVATORY** 14'5"(max) x 13'1"(max) With tiled floor, double glazed French doors to rear garden.

**FIRST FLOOR**

**LANDING**

With built-in store cupboard, access via foldaway ladder to part boarded loft with light point.

**BATHROOM/W.C.**

With tiled floor, tiled walls, panelled bath with mixer tap and shower attachment, pedestal washbasin, low level w.c., extractor fan.

**BEDROOM NO. 1**

14'9"(max) x 13'2"(max) (with sloping ceiling) With full width range of fitted wardrobe/cupboards.

**BEDROOM NO. 2**

14'8" x 9'8"(max) (with sloping ceiling) With full width range of fitted wardrobe/cupboards.

**OUTSIDE**

TIMBER STORE SHED. OUTSIDE LIGHT. COLD WATER TAP.

**SUMMER HOUSE**

With power.

**DETACHED BRICK GARAGE** 16'4"(max) x 8'2"(max) With electronically operated remote controlled up and over door, joist storage, power and lighting.

**GARDENS**

Gardens to front, down to block paving, and a shingle border to side. Timber gate opens onto an enclosed rear garden which down to lawn with paved pathways, raised bed, stone chippings and an enclosed storage area.

N.B. The property has the benefit of Air Conditioning.



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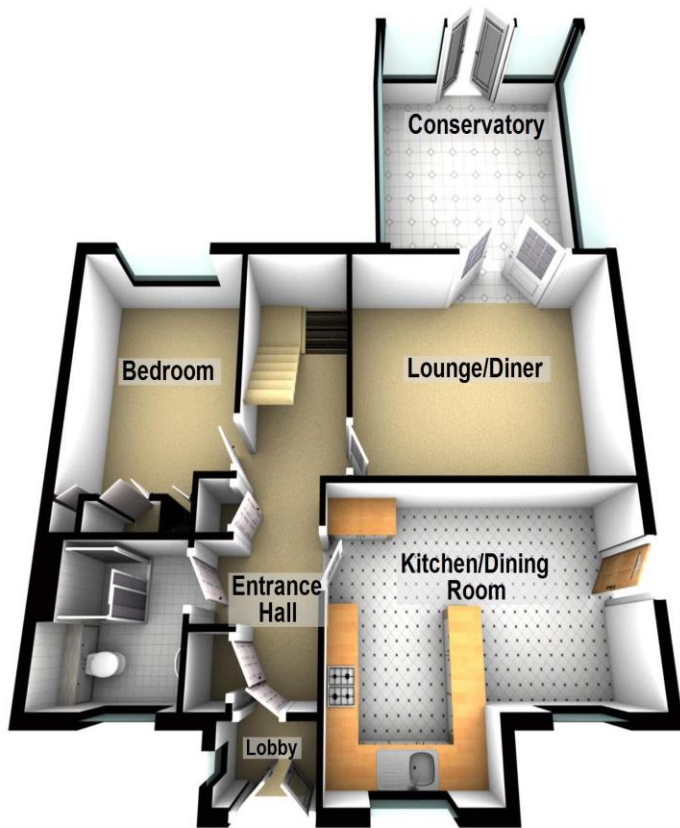


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Landau Way



First Floor

