

**ROBERT
HALE
HOMES FOR
SALE**

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

MARCH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**'PEARCOT', ELM ROAD
MARCH
PE15 0BH**

THE PROPERTY

A RARE OPPORTUNITY! BEAUTIFULLY PRESENTED, THREE BEDROOMED SEMI DETACHED HOUSE OVERLOOKING FIELDS WITH A SUPERB 27FT KITCHEN * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * DOUBLE GARAGE * 340 SQ FT WORKSHOP * 27FT GAMES ROOM * ONE BED MOBILE HOME * MULTI-VEHICLE OFF ROAD PARKING * SUPERB GARDENS/LAND MOSTLY LAID TO LAWN TOTTALLING ONE ACRE IN ALL! MUST BE VIEWED.

PRICE

£375,000

FREEHOLD

EPC BAND D

REF. NO. M4639

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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PEARCOT, ELM ROAD, MARCH

COUNCIL TAX

TO BE ASSESSED FENLAND DISTRICT COUNCIL

HOW TO GET THERE

From the Fountain near our March office proceed along Station Road. Follow the road over the level crossing, and straight over the mini-roundabout for about two miles, and the property is on the right hand side shortly before the "T" junction.

THE ACCOMMODATION

(Dimensions given are approximate only).

ENTRANCE LOBBY/PORCH/LOBBY

ENTRANCE HALL

with tiled floor.

INNER HALL

with stairway off, security alarm programmer.

LOUNGE/DINER

21' 7" (max) x 13' (max) with feature fire surround enclosing a multi-fuel burner, feature square arch to Kitchen/Diner

FITTED KITCHEN/DINER

27' 9" x 16' 5" (max) with tiled floor, double glazed French doors to rear garden, Rangemaster electric range, electric hob hood, wall cupboards, preparation surfaces with drawers and cupboards under, island unit with inset sink with mixer tap and cupboards and storage under, deep sink with mixer tap and cupboards under, preparation surfaces with drawers and cupboards under, larder, built in dishwasher, built in fridge/freezer.

GROUND FLOOR SHOWER ROOM/W.C.

with tiled floor, tiled walls, hand washbasin with mixer tap, low level w.c., tiled and screened double shower cubicle with thermostatic shower, extractor fan.

UTILITY

6' 8" (max) x 6' 6" (max) with tiled floor, range of wall cupboards, worktop with drawers and cupboards under, inset 1½ bowl single drainer sink unit with mixer tap and cupboards under, space/plumbing for automatic washing machine.

GROUND FLOOR BEDROOM NO. 3/STUDY

12' 2" (max) x 7' 9" with oil fired wall mounted central heating boiler.

FIRST FLOOR

LANDING

with built in airing cupboard housing hot water cylinder and central heating programmer.

BATHROOM/W.C.

with pedestal washbasin, low level w.c, panelled bath with shower overhead, extractor fan, shaving point.

BEDROOM NO. 1

13' (max) x 12' 1" (max).

BEDROOM NO. 2

13' (max) x 9' (max).

OUTSIDE

**ONE BED MOBILE
OIL STORAGE TANK**

**TIMBER STORE SHED
SECTIONAL STORE**

WORKSHOP

22' 3" (max) x 15' 4" (max) with power and lighting.

GAMES ROOM

27' 10" (max) x 14' 9" (max) with power and lighting, stainless steel single drainer sink unit with cold water tap and worktop. **CLOAKROOM/W.C.**, with low level w.c. and pedestal washbasin.

DOUBLE GARAGE

32' 5" (max) x 15' 5" (max) with power and lighting, twin double timber doors.

GARDENS

to front, laid to lawn with shrubs, conifers etc. and a hard standing/multi vehicle off road parking space which extends along the side of the house. Land/gardens to rear with extensive paved patio and covered brick bar-b-que and land down to grass with numerous trees.

N.B.

The view over the fields in the extra photos is the view from the front boundary 07/08/20.

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Ground Floor



First Floor

