



# MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

01945 428820

Residential Sales

## £400,000



Ref: M5084

### **3 Limetree Close, March, Cambridgeshire PE15 0BA**

A Brand New 4 Bedroom Detached Chalet Bungalow, located in a quiet cul-de-sac on the edge of the town, due for completion by end of July. Offering Spacious Accommodation, Open Plan Kitchen/Diner, Lounge, Family Room, Downstairs Cloakroom, Utility Room, 4 Double Bedrooms, 2 with En-Suite Showers and a Family Bathroom. Solid oak flooring to ground floor and solid Oak doors throughout. Superfast broadband. LPG gas heating and underfloor heating to the ground floor. Triple glazed windows throughout. Off-Road parking, attached Single Garage. Offered with Vacant Possession and No Forward Chain.



Offices at March and Wisbech

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**ENTRANCE HALL** Composite front door leading into entrance hallway. Solid oak turned staircase leading off. Doors to lounge, kitchen and to ground floor bedrooms and cloakroom. Ceiling spotlights and vaulted ceiling with Velux roof light window.

**DOWNSTAIRS CLOAKROOM** 7' 8" x 4' 5" (2.34m x 1.36m) Low level flush WC and pedestal wash hand basin. Tiled splash backs. Glazed obscured window to front. Electric consumer unit. Extractor fan.

**LOUNGE** 15' 2" x 14' 7" (4.63m x 4.47m) Glazed window to front and side - double aspect. (Doors to be installed on completion of extension for access to Family Room)

**KITCHEN/DINER** 26' 4" x 14' 7" (8.05m x 4.47m) Kitchen area - Glazed window to side. Stainless steel sink with mixer tap over, range of base units and drawers below with preparation surface of solid oak. Tall standing units. Integrated electric double oven and microwave oven. Integrated induction hob with extractor canopy over. Tall standing integrated fridge and tall standing integrated freezer. Integrated dishwasher. Dining area - Glazed window and glazed French doors to rear - Double aspect.

**UTILITY ROOM** 7' 7" x 5' 0" (2.32m x 1.53m) Worktop with space for washing machine. LPG gas fired boiler serving central heating. Central heating controls and underfloor heating controls. Water cylinder. Glazed window to rear. Extractor fan.

**BEDROOM ONE** 14' 9" x 11' 7" (4.50m x 3.55m) Glazed window to front. Door to en-suite.

**EN-SUITE ONE** 7' 9" x 5' 2" (2.38m x 1.59m) Three piece suite comprising double shower cubicle with mains shower. Pedestal wash hand basin and low level flush WC. Tiled splash backs. Ceramic tiled floor. Extractor fan. Ceiling spotlights.

**BEDROOM TWO** 14' 8" x 11' 8" (4.49m x 3.58m) Glazed window to rear door to en-suite.

**EN-SUITE TWO** 7' 7" x 5' 2" (2.33m x 1.60m) Three piece suite comprising double shower cubicle with mains shower. Pedestal wash hand basin and low level flush WC. Tiled splash backs. Ceramic tiled floor. Extractor fan. Ceiling spotlights.

**STAIRS AND LANDING** Solid oak turn staircase leads up onto a balcony landing. Doors to bedrooms three and four door to family bathroom.

**BEDROOM THREE** 19' 10" x 16' 0" (6.07m x 4.90m) Glazed window to side. Velux roof light window. Doors to eaves storage. Radiator.

**BEDROOM FOUR** 16' 0" x 15' 4" (4.90m x 4.69m) Glazed window to side. Velux roof light window. Doors to eaves storage. Radiator.



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**BATHROOM** 10' 10" x 6' 9" (3.31m x 2.08m) 4 Piece bathroom suite comprising fully tiled shower cubicle with mains shower. Panelled bath with mixer tap. Pedestal wash hand basin and low-level flush WC. Tiled splash backs. Ceiling spotlights. Extractor fan. Heated towel rail. Velux roof light window. Ceramic tiled floor.

**OUTSIDE** To the front low-level feature wall. Part laid to grass. Grey brick pathway. Concrete driveway providing off-road parking for three cars, a second driveway leading to new extension and garage with further off-road parking.

The rear garden part laid to grey brick patio and path. Part laid to grass. Mature trees. Outside tap.

**EXTENSION** The Extension is still under construction consisting of family room and single garage.

The entire property is due for completion end of July 2021.

**MANAGEMENT FEE** Fee applicable for maintenance of street lighting, sewage pump and road surface.

**SERVICES** Mains water and electricity. LPG Gas.

**VIEWING** Strictly by appointment with the selling agent Maxey Grounds.

**POSSESSION** Vacant possession upon completion of the purchase.

**DIRECTIONS** From March Town Centre head north on the Wisbech Road A141, past the turning for the Tesco Superstore and the KFC restaurant, take the next right after Woodville Drive into Limetree Close. The property is the second property on the left.

**COUNCIL TAX BAND** TBC

**EPC RATING** BAND TBC

**PARTICULARS PREPARED** 25<sup>th</sup> June 2021.





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