









welcome to

West End, MARCH

** River Moorings with Approx. 44ft River Frontage (sts) ** Detached House - Four DOUBLE Bedrooms - Two En Suites

Lounge plus Separate Dining Room - Office/ Study - Spacious Kitchen/ Breakfast Room - Gardens with DOUBLE GARAGE / Workshop













Entrance Door

to

Hall

Stairs leading off. Radiator.

W.C

Window to rear. Tiled floor. Part tiled walls. Low level wc. Wash hand basin. Heated towel rail.

Office/ Study

9' 4" x 8' 3" (2.84m x 2.51m)

Window to rear. Radiator. Fitted wardrobe storage.

Lounge

18' 3" x 13' 7" (5.56m x 4.14m)

Window to front. Two vertical radiators. Dual fuel burner with brick surround and wooden mantel.

Dining Room

13' 8" x 12' 4" (4.17m x 3.76m)

Window to front. Radiator. Fitted sideboard.

Kitchen / Breakfast Room

18' 1" x 13' 8" (5.51m x 4.17m)

Window to rear. Door to rear. Kitchen island with wine cooler. Radiator. Patio doors to rear. Laminate floor. Wall and base units. Electric double oven, microwave, induction hob and cooker hood. Integrated fridge/freezer. Dishwasher. Washing machine. 1 1/2 bowl with single drainer with mixer tap.

Stairs To First Floor Landing

Loft access. Radiator.

Bedroom One

16' 8" x 13' 8" (5.08m x 4.17m)

Two windows to front. Two radiators. Fitted wardrobes to one wall. Up and over storage.

En Suite

Window to front. Vanity wash hand basin. Extractor fan. Tiled walls. Low level wc. Corner shower cabin.

Bedroom Two

13' 8" x 11' 7" (4.17m x 3.53m)

Two windows to rear. Two radiators.

En Suite

Window to rear. Vanity wash hand basin / w.c. unit. Heated towel rail. Shower cubicle with power shower. Vinyl flooring. Tiled walls.

Bedroom Three

13' 8" x 11' 8" (4.17m x 3.56m)

Two windows to front. Two radiators. Fitted wardrobes.

Bedroom Four

11' 8" x 8' 9" (3.56m x 2.67m)

Window to rear. Radiator. Fitted wardrobes.

Bathroom

Window to rear. Low level wc. Vanity wash hand basin. Walk in shower cubicle with power shower. Panelled bath with mixer taps. Heated towel rail. Vinyl flooring. Tiled walls. Shaver point.

Outside

Front garden have paths, gated side access and mature shrubs and laid to grass.

River garden feature decked area and approx. 44ft river frontage (sts). Raised seating. Allotment area. Laid to grass. Outside tap. Timber summer house with power and lighting.

Rear garden is mainly laid to grass with decked seating rear and is enclosed with side access. Outside tap. Shrubs bordering, Side storage area. Outside power and lighting. Gated rear access to parking area and double garage.

Double Garage

19' 10" x 19' 6" (6.05m x 5.94m)

Up and over door. Two windows to rear. Door to front. Power and lighting. Boarded space above.





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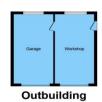
- Detached House
- Four DOUBLE Bedrooms
- Generous Kitchen / Diner
- River Frontage and Mooring (Approx. 44ft sts)
- En Suites to Bedrooms One & Two
- Dual Fuel Burner
- DOUBLE Garage / Workshop
- Viewing Recommended

Tenure: Freehold EPC Rating: C

Council Tax Band: E







offers over

£500,000







River Nene (Old Course)

Park View Way

Map data ©2025

Please note the marker reflects the postcode not the actual property

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Property Ref: MCH114267 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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