

£535,000

7 Whittlesey Road, March, PE15 0ES



To arrange a viewing call us now on 01354 701000

Located on the outskirts of town and boasting a plot approaching 1 acre (sts) this substantial home has a huge amount of accommodation including Dual aspect lounge, kitchen opening to dining room and onto the garden room. There is also a study, utility and ground floor cloakroom. To the first floor and landing there are four double bedrooms with two ensembles and a five piece bathroom. Outside there is ample parking, double garage and generous gardens. EPC C

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Total area: approx. 287.8 sq. metres (3097.8 sq. feet)

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Ground Floor

Hall
Radiator, stairs to first floor and landing.

Lounge
8.32m (27'3") x 4.86m (15'11")
Window to front, three radiators, double doors to hallway.

Study
2.97m (9'9") x 1.95m (6'5")
Window to side, radiator.

Kitchen
4.88m (16') x 3.54m (11'7")
Fitted with wall and base units with electric cooker point, one and half bowl sink unit with mixer tap, window to rear, radiator, breakfast bar, open plan to:

Dining Room
3.53m (11'7") x 2.91m (9'6")
Radiator, archway to:

Garden Room
Window to booth sides, double doors to garden.

Utility Room
Fitted with wall and base units with butler sink, plumbing for washing machine and dishwasher, window and door to side, door to garage.

WC
Fitted with vanity wash hand basin and WC, radiator.

First Floor & Landing
Window to front, airing cupboard, access to loft which is part boarded with light.

Bedroom 1
6.44m (21'2") x 5.65m (18'6")
Window to front and side, double wardrobe, two radiators, storage cupboard.

En-suite Shower Room
Fitted with a three piece suite comprising oversized shower, wash hand basin and WC, window to side, radiator.

Bedroom 2
5.50m (18') x 3.57m (11'8")
Window to rear, radiator.

En-suite Shower Room
Fitted with a three piece suite comprising oversized shower, wash hand basin and WC, window to side, radiator.

Bedroom 3
4.84m (15'11") x 4.23m (13'10")
Window to front, two double wardrobes, radiator.

Bedroom 4
4.88m (16') x 3.38m (11'1")
Window to rear, radiator.

Family Bathroom
Fitted with a five piece suite comprising bath, shower cubicle, wash hand basin, bidet, window to rear, radiator.

Outside
To the front of the property there is ample off road parking for multiple vehicles leading to the double garage with up and over door, fitted with light and power and gas fired boiler. The rear garden is split into two sections. The first to laid to patio and lawn with outside water supply and a raised bed set with flowers and shrubbery. A double gate opens to the other section of garden which is laid to grass with a wooded area.

Freehold
Council tax band D

It should be noted that the property is on private drainage and sits on a plot approaching 1 acre (STS)

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

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