

Guide Price

**£325,000 - £350,000**

121 Estover Road, March, PE15 8SF



**To arrange a viewing call us now on 01354 701000**

Beautifully presented and offering versatile accommodation throughout, this superb family home enjoys attractive field views to the front. Features include a bright dual aspect lounge, an impressive 20ft kitchen/dining/family room, utility room and ground floor cloakroom. Also offering four well-proportioned bedrooms and a modern family bathroom. Outside benefits from ample parking for multiple vehicles and a generous rear garden! EPC C

ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR  
Tel: 01354 701000 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

**ellis winters**  
sales & lettings since 2001

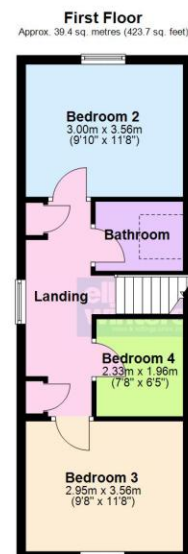
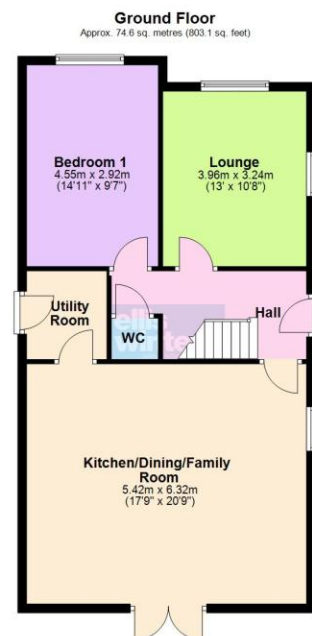


**ellis winters**  
sales & lettings since 2001

Guide Price

£325,000 - £350,000

121 Estover Road, March, PE15 8SF



Total area: approx. 114.0 sq. metres (1226.8 sq. feet)

#### Ground Floor

##### Hall

Stairs to first floor and landing, underfloor heating.

##### Kitchen/Dining/Family Room

6.32m (20'9") x 5.42m (17'9")  
Fitted with a range of wall and base units with solid worktops, central island, integral fridge/freezer, dishwasher, wine cooler, range style cooker, one and half bowl sink unit with mixer tap, underfloor heating, window to side, double doors to rear garden.

##### Utility Room

Fitted with wall and base units, plumbing for washing machine, gas fired boiler, underfloor heating, door to side.

##### Lounge

3.96m (13') x 3.24m (10'8")  
Window to front and side, ornamental cast fire surround, underfloor heating.

##### WC

Fitted with WC and wash hand basin, underfloor heating.

##### Bedroom 1

4.55m (14'11") x 2.92m (9'7")  
Storage/media wall to one wall, window to front, underfloor heating.

#### First Floor & Landing

Window to side, storage cupboard, airing cupboard housing hotwater tank.

##### Bedroom 2

3.56m (11'8") x 3.00m (9'10") to wardrobe fronts  
Window to front, cast radiator, fitted storage to one wall.

##### Bedroom 3

3.56m (11'8") x 2.95m (9'8") to wardrobe fronts  
Window to rear, cast radiator, fitted storage to one wall.

##### Bedroom 4

2.33m (7'8") x 1.96m (6'5")  
Fitted cupboards and drawers, skylight window to side.

##### Bathroom

Fitted with a three piece suite comprising bath, wash hand basin and WC, skylight, heated towel rail.

##### Outside

There is off road parking to the front of the property. The generous south facing rear garden is laid to patio and lawn with flower and shrub borders and two sheds.

##### Freehold

Council tax band D

##### 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 £40 + VAT (£48) per transaction, 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.

##### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

**ellis winters**  
sales & lettings since 2001