

£350,000

29b Robingoodfellows Lane, March, PE15 8JB



To arrange a viewing call us now on 01354 701000

This is a home of generous proportions and is offered in immaculate condition both inside and out! Accommodation comprises a large, dual aspect lounge, sociable kitchen with appliances opening to the breakfast and dining areas, utility room plus WC. To the first floor there are three double bedrooms with ensuite to master and four piece family bathroom. Outside there is parking and garage plus lovely rear garden. EPC TBC

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**En-suite Shower Room**  
Fully tiled and fitted with a three piece suite comprising oversized shower unit, vanity wash hand basin and WC, window to rear, heated towel rail.

**Bedroom 2**  
4.99m (16'4") x 3.62m (11'11")  
Window to front, radiator.

**Bedroom 3**  
4.99m (16'4") x 3.67m (12')  
Window to rear, radiator.

**Family Bathroom**  
Fitted with a four piece suite comprising corner spa bath, shower cubicle, vanity wash hand basin and WC, window to rear, heated towel rail.

**Outside**  
A block weave driveway provides off road parking leading to the Garage 5.45m (17'10") x 2.70m (8'10") with up and over door and fitted with light, power and water supply. A gated side access leads to the rear garden which is laid to patio and lawn with raised beds, outside water supply, seating area, water feature and outside power.

**Freehold**  
Council tax band E

**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.

**Ground Floor**

**Hall**  
5.09m (16'9") x 2.00m (6'7")  
Radiator, feature stained glass door and side window, stairs to first floor and landing.

**Lounge**  
7.39m (24'3") x 3.90m (12'10")  
Bow window to front, fireplace with living flame gas fire, radiator, double doors to garden.

**Kitchen/Dining Room**  
7.39m (24'3") x 5.31m (17'5")  
Fitted with wall and base units with integral fridge and freezer, space for dishwasher and gas cooker point, sink unit with mixer tap, breakfast bar, window to rear, bow window to front, radiator, door to garden.

**Utility Room**  
Space for washing machine and tumble drier, window to rear.

**WC**  
Fitted with wash hand basin and WC, window to side, radiator.

**First Floor & Landing**  
Access to loft with ladder and some boarding, window to front, large double storage cupboard.

**Bedroom 1**  
4.93m (16'2") x 3.90m (12'10")  
Window to front, radiator, two double wardrobes with lighting.

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 also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.

