

Offers Over  
**£270,000**

The Rowans, Doddington, March, Cambridgeshire  
PE15 0SE



**To arrange a viewing call us now on 01354 694900**

An exceptional opportunity awaits in the desirable village of Doddington. This two-bedroom detached bungalow sits on a fabulous plot with abundant potential and offers a spacious, versatile layout that's ready for updating to create a dream home. The accommodation includes a generous living room, a separate dining room, and a kitchen/breakfast room, complemented by two double bedrooms, a shower room, and a cloakroom. A bright conservatory adds additional living space and overlooks the wraparound garden, which surrounds the property.

The frontage provides ample off-road parking, while the sizeable plot offers fantastic scope for extensions or landscaping to suit your lifestyle.

In a sought-after location with easy access to local amenities, this property represents a superb canvas for modern living in Doddington.

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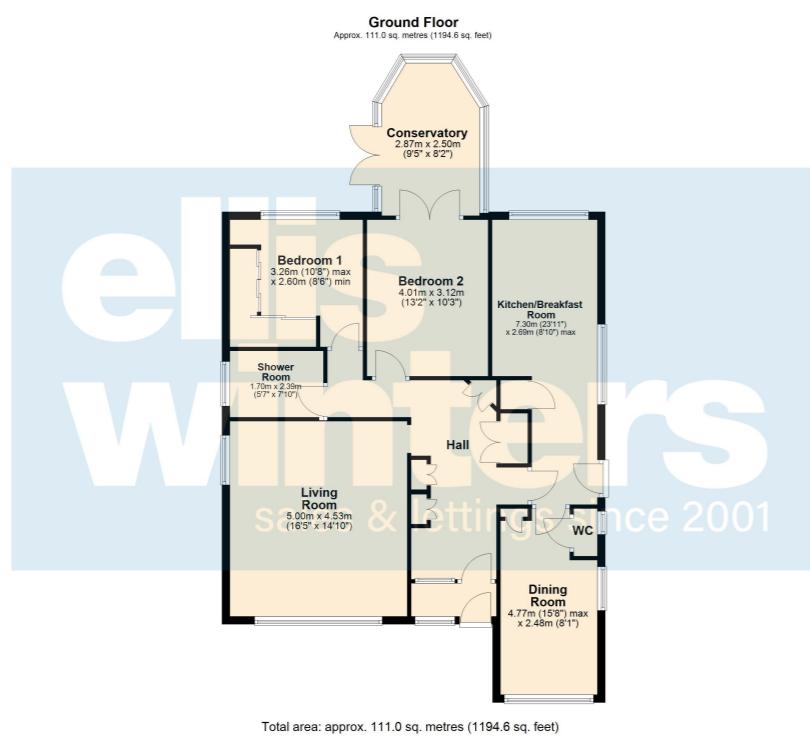
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#### GROUND FLOOR

**Living Room**  
5.00m (16'5") x 4.53m (14'10")  
Fireplace housing gas fire (which needs to be serviced) and has potential to open for a wood burner, windows to both front and side.

**Kitchen/Breakfast Room**  
7.30m (23'11") x 2.69m (8'10") max.  
Fitted with a matching range of wall and base units complete with freestanding cooker, 1½ sink and drainer, space for fridge/freezer and plumbing for dishwasher and washing machine, pantry cupboard, windows to both side and rear, door out to garden.

**Dining Room**  
4.77m (15'8") max. x 2.48m (8'1")  
Windows to both front and side, storage cupboard. This room has been used as a third bedroom previously.

**WC**  
1.22m (4') x 0.61m (2')  
Fitted with a low level wc and hand wash basin. Window to side.

**Bedroom 1**  
3.26m (10'8") max. x 2.60m (8'6") min.  
Window to rear, fitted wardrobes.

**Bedroom 2**  
4.01m (13'2") x 3.12m (10'3")  
Double door into conservatory.

**Conservatory**  
2.87m (9'5") x 2.50m (8'2")  
Brick and upvc construction with double doors out to garden.

**Shower Room**  
2.39m (7'10") x 1.70m (5'7")  
Fitted with a corner shower cubicle, low level wc and hand wash basin. Window to side.

#### OUTSIDE

Set on a corner plot, there is a substantial frontage to the property, enclosed by a variety of shrubs. A driveway provides off road parking but there is potential for more if required. There is also a car port to one side and a fully established garden to the rear which has a large patio area, greenhouse and storage shed.

#### SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating.

**Freehold**  
Energy rating C  
Fenland District Council tax band C

**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 £49 + VAT 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

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