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March, Cambs. PE15 8TX

**MARCH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**1, LAVENDER CLOSE,  
MARCH, PE5 8PQ.**

**THE PROPERTY**

AN ABSOLUTE SHOW HOUSE! A STUNNING THREE BEDROOMED DETACHED HOUSE COMPLETED IN 2022 AND SITTING IN A PRIVATE CUL-DE-SAC ON A LOVELY LOW MAINTENANCE PLOT CLOSE TO THE RAILWAY STATION AND WITH EASY ACCESS TO THE TOWN CENTRE \* BEAUTIFUL 20FT FITTED KITCHEN WITH A WEALTH OF BUILT-IN APPLIANCES \* 22FT LOUNGE \* USEFUL UTILITY \* TWO BATH/SHOWER ROOMS (1 EN-SUITE) \* EXTENSIVE MULTI-VEHICLE OFF ROAD PARKING \* ORNAMENTAL GARDENS TO SIDE AND REAR \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* VIEW QUICKLY TO AVOID DISAPPOINTMENT!

*Reduced to* £333,000

**PRICE**

~~£339,950~~

FREEHOLD

EPC BAND B

**COUNCIL TAX**

BAND D

FENLAND DISTRICT COUNCIL

REF. NO. M4866

**SELLING? FREE, FREE, VALUATIONS!**

For your own peace of mind, always have an independent survey,  
and always test all systems and appliances!

Items displayed in photographs may not necessarily be included.



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**1 LAVENDER CLOSE, MARCH**

<b>HOW TO GET THERE</b>	From our March Office proceed along Station Road. Stay on this road, and once you cross the railway crossing Lavender Close will be found on your left hand side.
<b>THE ACCOMMODATION</b>	(Dimensions given are approximate only).
<b>ENTRANCE CANOPY</b>	With light.
<b>SPACIOUS ENTRANCE HALL</b>	With stairway off
<b>LOUNGE</b>	22' (max) x 10' 8" (max)
<b>FITTED KITCHEN/DINER</b>	22' 1" (max) x 11' 5" (max) With luxury vinyl flooring, double glazed French doors to rear garden, built in electric double oven, built in induction hob, electric hob hood, range of wall cupboards, preparation surfaces with drawers and cupboards under, inset 1½ bowl single drainer sink unit with mixer tap and cupboards under, part tiled walls, larder cupboard, space for American style fridge/freezer.
<b>GROUND FLOOR CLOAKROOM/W.C.</b>	With tiled floor, hand washbasin with mixer tap and tiled splashback and cupboard under, low level w.c., extractor fan.
<b>UTILITY</b>	6' 4" (max) x 5' 4" (max) With luxury vinyl floor, broom cupboard, worktop with space/plumbing under for automatic washing machine, inset stainless steel single drainer sink unit with mixer tap and cupboard under, Viessmann gas fired wall mounted gas fired central heating boiler.
<b>FIRST FLOOR</b>	
<b>LANDING</b>	With built in airing cupboard housing pressurised hot water cylinder with immersion heater.
<b>FAMILY BATHROOM/W.C.</b>	With tiled floor, heated towel rail, inset hand washbasin with mixer tap and drawers under, low level w.c., panelled bath with mixer tap and shower attachment, extractor fan.
<b>BEDROOM NO. 1</b>	15' 3" (max) x 10' 8"
<b>SPACIOUS EN-SUITE SHOWER ROOM/W.C.</b>	With tiled floor, low level w.c., twin inset hand washbasins with mixer taps and cupboards under, heated towel rail, tiled and screened double shower cubicle with thermostatic shower, extractor fan.
<b>BEDROOM NO. 2</b>	10' 10" (max) x 9' 7" (max).
<b>BEDROOM NO. 3</b>	12' (max) x 10' 9" (max) "L" shaped.
<b>OUTSIDE</b>	<b>SECURITY LIGHT</b> <b>COLD WATER TAP</b>
<b>GARDENS</b>	Gardens to front, down to a shingle multi-vehicle off road parking space. Timber gate to side opens on to the low maintenance enclosed rear garden which is down to shingle with paved pathway and paved patio. Gate to side opens on to the two additional dedicated off road parking spaces.
<b>N.B.</b>	<b>Underfloor Heating to Ground Floor.</b>

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