

Knights End Road

March, PE15 0YR

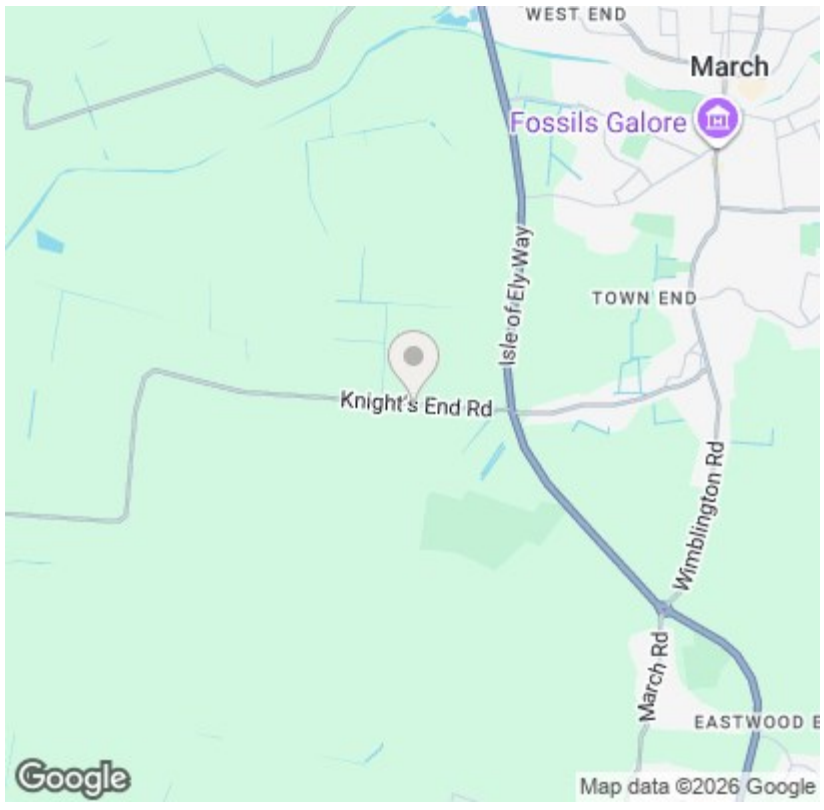
£490,000 - Freehold, Tax Band -

5 2 2 D

Floor Plan



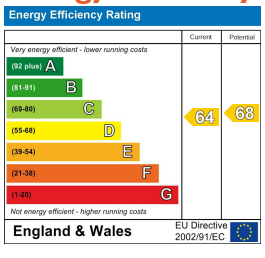
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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Corner Lodge Farm is a spacious, versatile and beautifully presented five bedroom family home on the outskirts of March, lovingly improved by its long term owners. Offering a stunning open plan kitchen, a galleried landing, a master bedroom with a balcony overlooking field views, a private lawned rear garden and a large driveway, the property also has additional land with a workshop, currently used for business purposes, available by separate negotiation.

Corner Lodge Farm is a spacious, versatile and beautifully presented family home, set on the outskirts of March along Knights Hill Road. The property is presented to a great standard throughout and has been lovingly improved by its long term owners. The entrance hall really sets the scene, opening up to a great space with impressive ceiling height, plenty of natural light and a large galleried landing above. From here, the ground floor flows to a generous living room, a superb open plan kitchen, living and dining area with doors out to the garden, and a convenient WC. The kitchen has been recently refitted to a high specification and includes integrated appliances, making it a real hub of the home. Also on the ground floor is a versatile office or garden room, which benefits from air conditioning and is ideal for those working from home. The integral double garage has been partially converted to create a large utility and storage room, while the remaining garage space continues to offer excellent practicality. Upstairs, the galleried landing leads to five bedrooms, including a superb master bedroom with a stunning balcony overlooking field views and a modern en-suite. The second bedroom is an impressive size, while bedrooms three, four and five offer flexibility for family, guests or home working. The family bathroom and en-suite are both modern and finished to a luxurious standard. Outside, the rear garden is laid to lawn and enjoys great privacy, while a large driveway to the front provides ample parking. A further detached garage building adds to the outbuildings on offer. Please note that an additional piece of land with workshop, currently used for business purposes, is available by separate negotiation. Viewing is highly recommended to appreciate everything on offer.

Entrance Hall
4.25 x 2.75 (13'11" x 9'0")

Living Room
7.03 x 4.29 (23'0" x 14'0")

Office/Garden Room
4.42 x 2.63 (14'6" x 8'7")

WC
1.21 x 2.54 (3'11" x 8'3")

Kitchen/Living/Dining Area
10.15 x 3.13 (33'3" x 10'3")

Utility Room/Converted Garage
3.75 x 3.88 (12'3" x 12'8")

Galleried Landing
3.27 x 3.93 (10'8" x 12'10")

Master Bedroom
5.10 x 3.09 (16'8" x 10'1")

Balcony To Master Bedroom
1.76 x 2.93 (5'9" x 9'7")

En-Suite To Master Bedroom
1.20 x 2.08 (3'11" x 6'9")

Bedroom Two
7.01 x 4.30 (22'11" x 14'1")

Bathroom
1.99 x 2.11 (6'6" x 6'11")

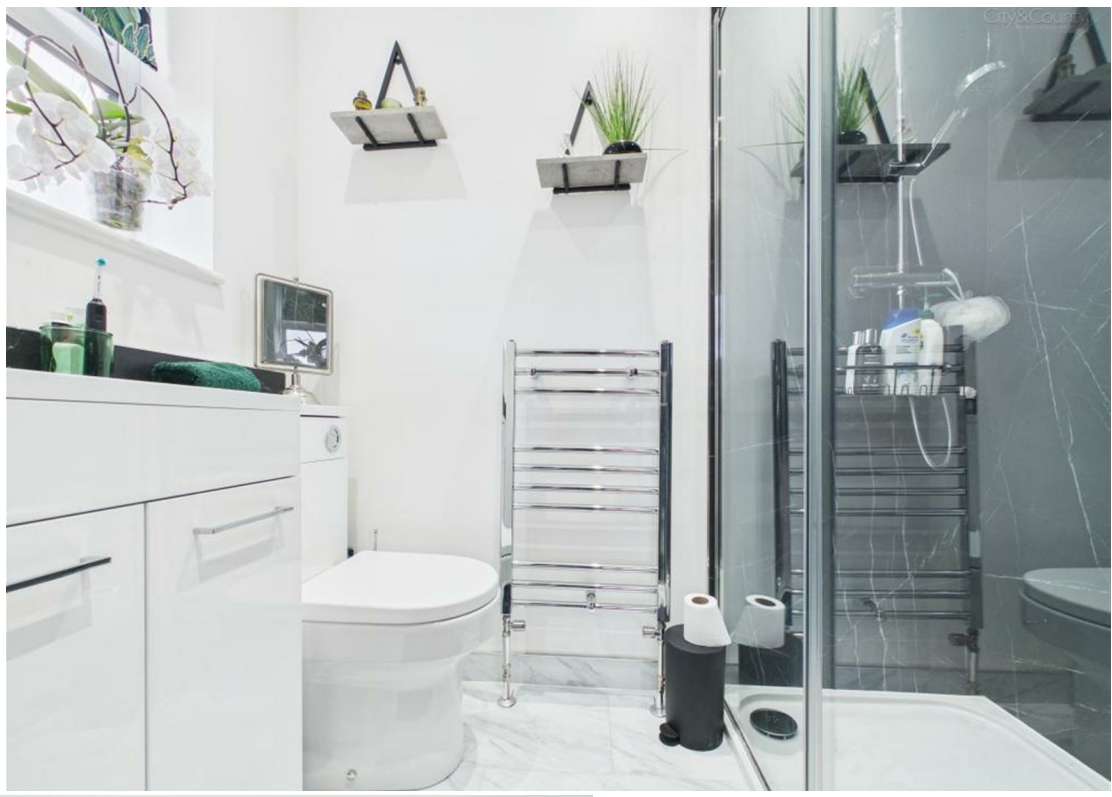
Landing
1.19 x 0.82 (3'10" x 2'8")

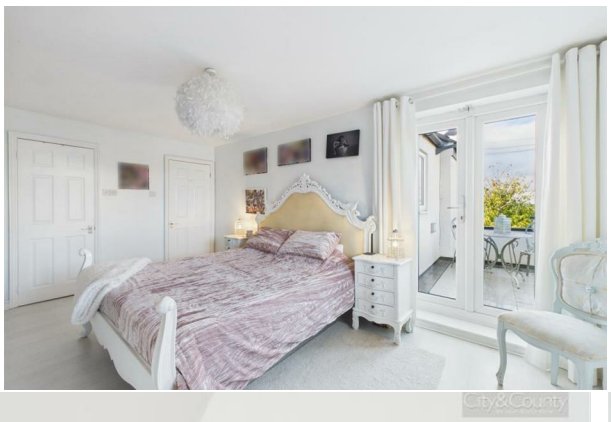


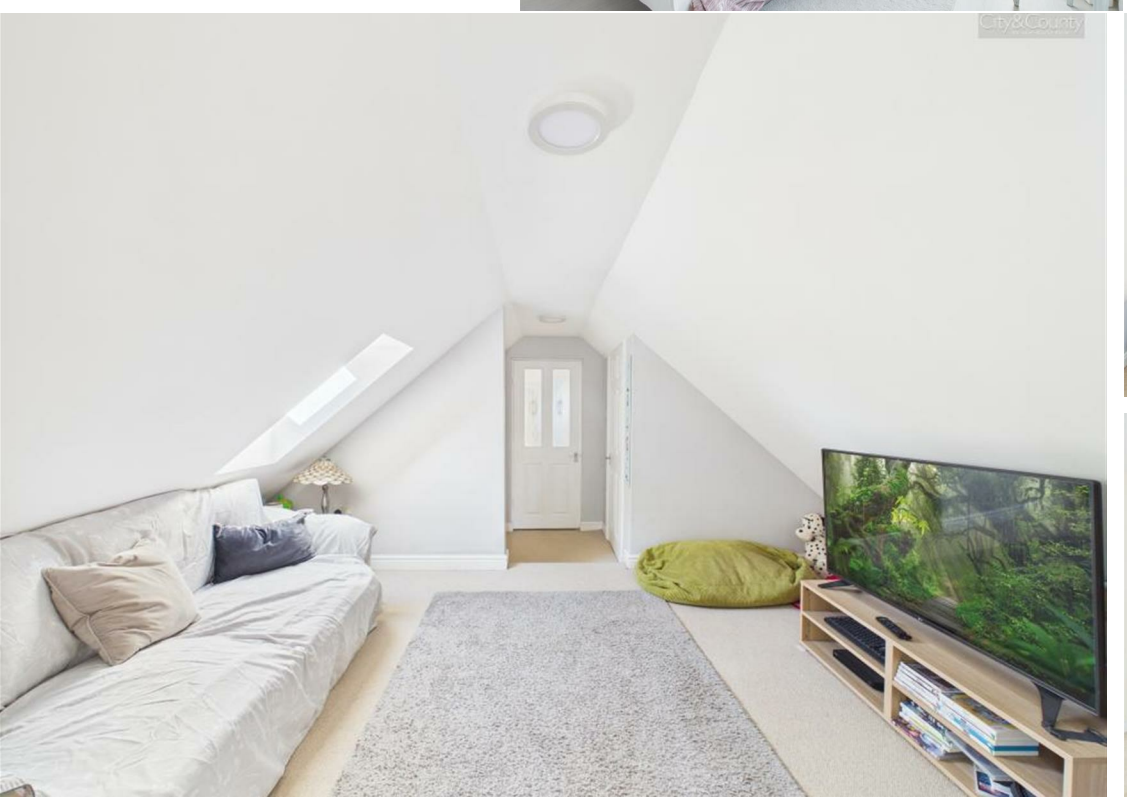






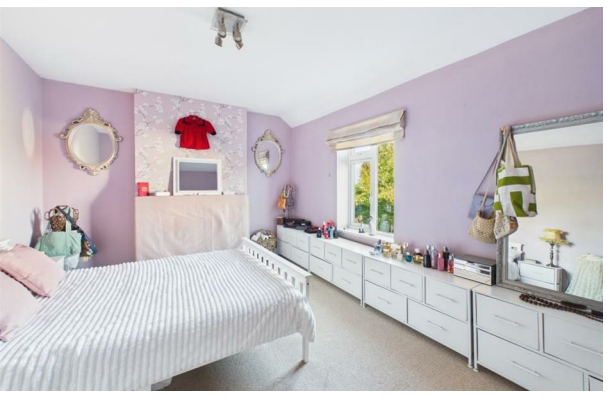
















Bedroom Three
3.64 x 4.25 (11'11" x 13'11")

Bedroom Four
3.22 x 4.25 (10'6" x 13'11")

Bedroom Five
2.39 x 2.87 (7'10" x 9'4")

Garage
3.09 x 5.20 (10'1" x 17'0")

Garage
5.24 x 9.40 (17'2" x 30'10")

EPC - D
64/68

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private, Garage Integral, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Cesspit
Heating: Lpg
Internet connection: TBC
Internet Speed: up to 10Mbps
Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL