



Waggoners Way, Wimblington March  
**£340,000 Freehold**

**Sharman  
Quinney**

# Key Features



- No Onward Chain
- Beautifully Presented Throughout
- Garage and Off-Road Parking
- Ensuite to Master Bedroom
- Furniture Available Through Separate Negotiation

Entrance Hall -  
Fitted carpet. Access into all internal rooms including storage and loft access.

Lounge -  
Window to side and patio doors into garden, letting in plenty of natural light. Fitted carpet. Feature fireplace with stone surround.

Kitchen/Breakfast Room -  
Window and door to rear into garden. Vinyl flooring. A range of modern base and wall units, with integrated appliances including ceramic sink, eye level double oven, gas hob with overhead extractor fan, fridge/freezer and space for dishwasher and washing machine/tumble dryer.

Bedroom One -



Window to rear with views of the garden. Fitted carpet. Built in wardrobes offering plenty of storage space. Access into ensuite.

Ensuite -

Window to side. Vinyl flooring. Tiled walls. A three-piece suite comprising of shower cubicle, pedestal sink and low-rise WC.

Bedroom Two -

Window to the front. Fitted carpet.

Bedroom Three / Formal Dining Room -  
Window to front. Fitted carpet. Currently used as a formal dining room but being across the hall from the main bathroom it would make an ideal guest bedroom.

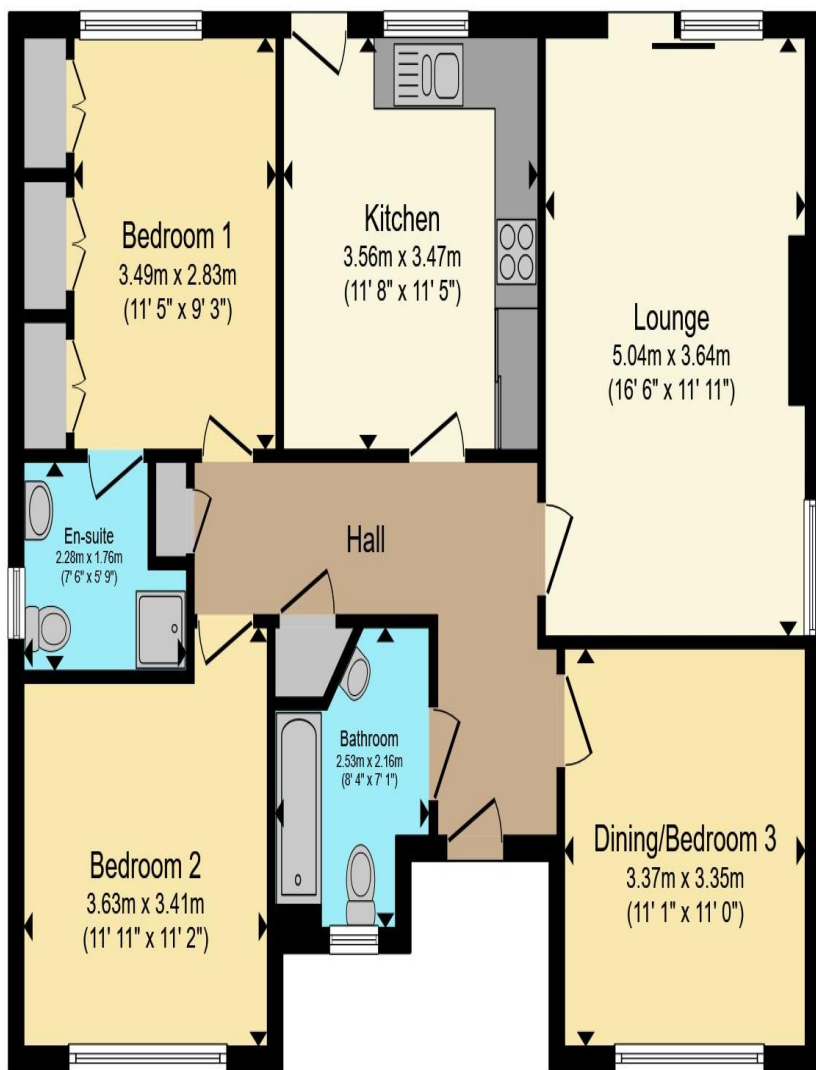
Bathroom -

Window to front. Vinyl flooring and part tiled walls. A three-piece suite comprising of panelled bath with shower head attachment, pedestal sink and low-rise WC.

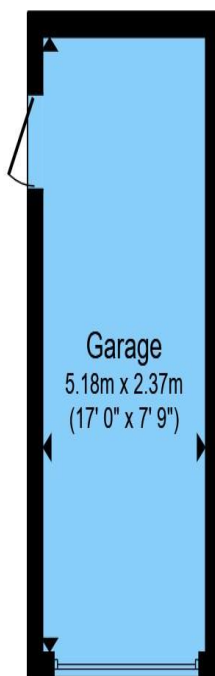
Outside -

The front of the property is gravelled with stone pathway to the front door and has a tarmac driveway to the side in front of the garage, making it easy access and low maintenance. The garage has a up and over door and has power and light connected, there is also a side door so it can be accessed from the rear garden as well as the door to the front. A side gate allows access into the rear garden.





**Floor Plan**



**Garage**

Total floor area 98.6 m<sup>2</sup> (1,062 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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**01354 661166**

The rear garden is mostly laid to lawn with a generous patio area; it has been nicely landscaped with various trees and shrubs. Due to its positioning, it is very private, with no neighbouring properties overlooking the space.

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01354 661166

 8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

 [march@sharmanquinney.co.uk](mailto:march@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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